LOT 345
IN OR 1944/1931
NORTH HAMPTON PHASE 2 PB 6/328

HURST WILLIAM HENRY JR
85249 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0345-0000

BUILDING CHARACTERISTICS

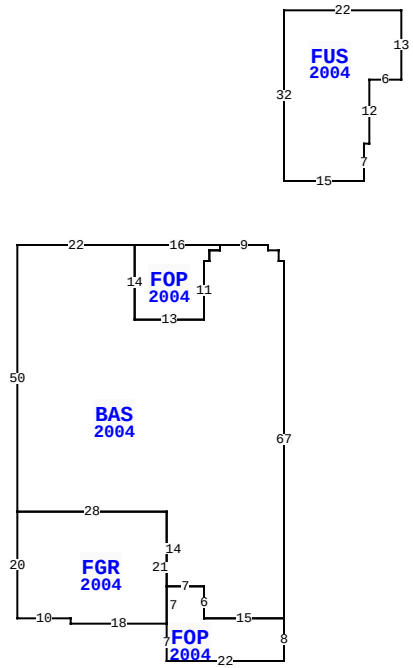
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100	2004	2,706	353,012
FGR	578	55	2004	318	41,485
FOP	187	30	2004	56	7,305
FOP	218	30	2004	65	8,480
FUS	583	100	2004	583	76,055
TOTALS	4,272			3,728	486,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,728	109.8090	144.95	540,374	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2010 Heated Area: 3289 HX Base Yr 2010



85249 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		486,337
TOTAL MARKET OB/XF VALUE		27,032
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		640,869
SOH/AGL Deduction		330,536
ASSESSED VALUE		310,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,611
TOTAL JUST VALUE		640,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414244	REMODEL	7,845	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1944/1931	10/17/2014	QC	U	I	11	100
GRANTOR: HURST WILLIAM H JR &						
GRANTEE: HURST WILLIAM HENRY						
1608/1935	3/03/2009	WD	Q	I	01	420,000
GRANTOR: GRAVES MATTHEW A & AM						
GRANTEE: HURST WILLIAM H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W1 N2 W2 N1 W9 FOP=[YR=2004] W16 S14 E13 N11 E1 N2 E2 N1$ S1 W2 S2 W1 S11 W13 N14 W22 S50 FGR=[YR=2004] S20 E10 S1 E18 FOP=[YR=2004] S7 E22 N8 W15 N6 W7 S7 $ N21 W28$ E28 S14 E7 S6 E15 N67$ PTR=N15 FUS=[YR=2004] N32 E22 S13 W6 S12 W1 S7 W15$ S15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,000.00	SF	4.00	4.00	100	2004	2004	3	83	3,320	
3	0861	POOL GUNIT	0	100	28	18	504.00	SF	85.00	85.00	100	2004	2004	3	32	13,709	
4	0845	KOOL DECK	0	100	0	0	540.00	SF	7.25	7.25	100	2004	2004	3	83	3,249	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
6	0910	SCRN RM L	0	100	36	29	1,044.00	SF	15.00	15.00	100	2004	2004	3	21	3,289	

LAND DESCRIPTION

TOTAL OB/XF 27,032

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS