

LOT 346
IN OR 1641/1959
NORTH HAMPTON PHASE 2 PB 6/328

SCHERER JOHN W II
85237 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0346-0000



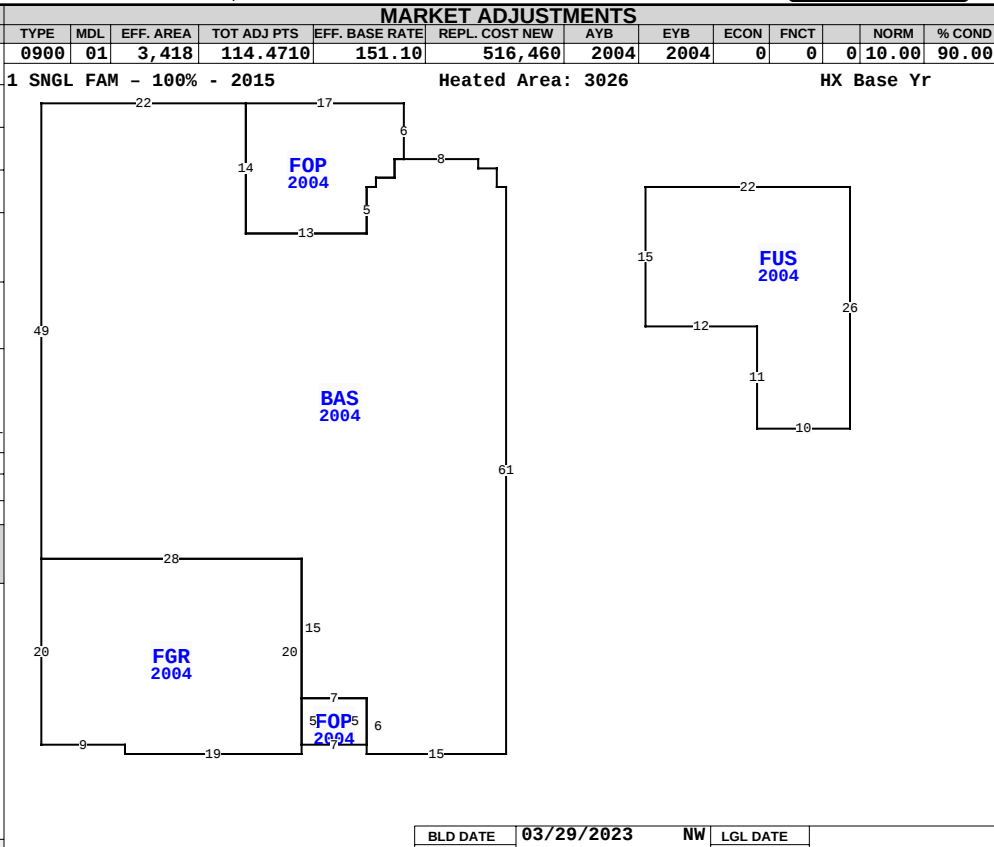
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,586	100	2004	2,586	351,671
FGR	579	55	2004	318	43,245
FOP	35	30	2004	10	1,360
FOP	213	30	2004	64	8,703
FUS	440	100	2004	440	59,836
TOTALS	3,853			3,418	464,814

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,037.00	SF	4.00	4.00	
3	0911	SCRN RM A	0	100	0	0	440.00	SF	17.50	17.50	
4	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
16,410											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		464,814	
TOTAL MARKET OB/XF VALUE		16,410	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		586,224	
SOH/AGL Deduction		8,533	
ASSESSED VALUE		577,691	
TOTAL EXEMPTION VALUE		13	577,691
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		586,224	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		564,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
X23151	REPAIR/RRF	2,793	12/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1641/1959	9/28/2009	WD	U	I	11	100	
GRANTOR: LEE DAVID D & CLARA M							
GRANTEE: SCHERER JUDY B & JO							
1636/1991	8/28/2009	WD	Q	I	01	365,000	
GRANTOR: LEE DAVID D & CLARA M							
GRANTEE: SCHERER JUDY B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W1 N2 W2 N1 W8 FOP=[YR=2004] N6 W17 S14 E13 N5 E1 N1 E2 N2 E1 \$ W1 S2 W2 S1 W1 S5 W13 N14 W22 S49 FGR=[YR=2004] S20 E9 S1 E19 N1 FOP=[YR=2004] E7 N5 W7 S5 \$ N20 W28 \$ E28 S15 E7 S6 E15 N61 \$ PTR= E15 FUS=[YR=2004] E22 S26 W10 N11 W12 N15 \$ W15 \$.											