LOT 347
NORTH HAMPTON PHASE 2 PB 6/328

NILES FAMILY TRUST/NILES JAY R TRUSTEE
85225 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0347-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

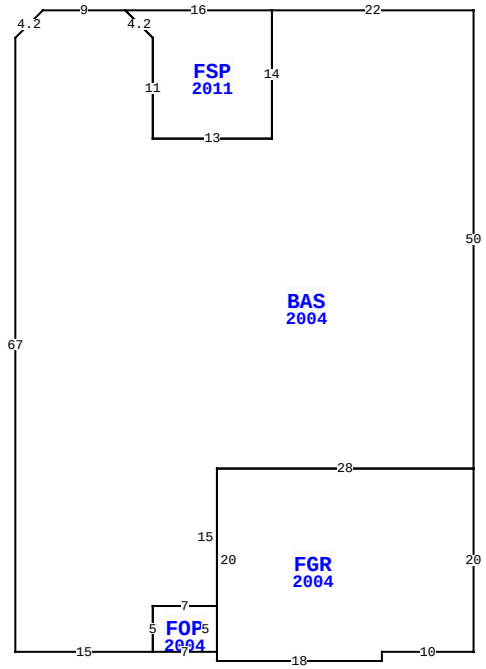
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,714	100	2004	2,714	381,262
FGR	578	55	2004	318	44,673
FOP	35	30	2004	10	1,405
FSP	187	40	2011	75	10,536
TOTALS	3,514			3,117	437,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,117	115.0506	151.87	473,379	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 2714 HX Base Yr 2020



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

85225 AMAGANSETT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,876
TOTAL MARKET OB/XF VALUE		6,674
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		549,550
SOH/AGL Deduction		194,369
ASSESSED VALUE		355,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,459
TOTAL JUST VALUE		549,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009308	REPAIR/RRF	24,000	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0512	7/17/2019	WD	U	I	11	100
GRANTOR: NILES JAY R & MARY A						
GRANTEE: NILES FAMILY TRUST						
2260/1912	3/11/2019	WD	Q	I	02	360,000
GRANTOR: ROGERS JANET L & MICH						
GRANTEE: NILES JAY R & MARY						

BUILDING NOTES

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	1,093.00	SF	4.00	4.00	100	2004	2004	3	83	3,629	

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2011] W16 D3 R3 S11 E13 N14$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 FOP=[YR=2004] E7 FGR=[YR=2004] S1 E18 N1 E10 N20 W28 S20$ N5 W7 S5$ N5 E7 N15 E28 N50$.

LAND DESCRIPTION

TOTAL OB/XF 6,674

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 06/01/2021 BY NWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS