LOT 349
NORTH HAMPTON PHASE 2 PB 6/328

CARTER ERIC/
85199 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0349-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

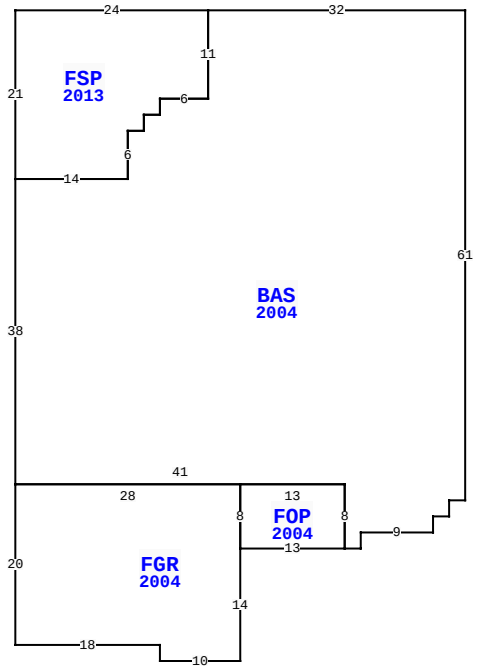
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,970	100	2004	2,970	383,790
FGR	580	55	2004	319	41,222
FOP	104	30	2004	31	4,006
FSP	416	40	2013	166	21,451
TOTALS	4,070			3,486	450,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,486	108.7716	143.58	500,520	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2012 Heated Area: 2970 HX Base Yr 2012



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

85199 AMAGANSETT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		450,468
TOTAL MARKET OB/XF VALUE		31,416
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		586,884
SOH/AGL Deduction		284,087
ASSESSED VALUE		302,797
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		247,075
TOTAL JUST VALUE		586,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20873	POOL ENCL	7,500	12/01/2007
B20490	SWIM POOL	28,000	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/24/2011	CN	Q	I	01	288,000
GRANTOR: BRODEUR SCOTT A & TER						
GRANTEE: CARTER ERIC						
1510/0671	7/05/2007	WD	Q	I		449,000
GRANTOR: BLAKE ROBERT F JR & J						
GRANTEE: BRODEUR SCOTT A & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W32 FSP=[YR=2013] W24 S21 E14 N6 E2 N2 E2 N2 E6 N11 $ S11 W6 S2 W2 S2 W2 S6 W14 S38 FGR=[YR=2004] S20 E18 S2 E10 N14 FOP=[YR=2004] E13 N8 W13 S8 $ N8 W28 $ E41 S8 E2 N2 E9 N2 E2 N2 E2 N61 $.

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	0811	CONCRETE B	0	100	0	0	1,069.00	SF	5.20	5.20	100	2004	2004	3	83	4,614	
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2007	2007	3	44	13,464	
4	0855	CONC PAVER	0	100	0	0	712.00	SF	10.00	10.00	100	2007	2007	3	87	6,194	
5	0910	SCRN RM L	0	100	0	0	1,012.00	SF	15.00	15.00	100	2007	2007	3	27	4,099	

LAND DESCRIPTION

TOTAL OB/XF 31,416

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 01/17/2019 BY SBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS