LOT 352
IN OR 1287/160
NORTH HAMPTON PHASE 2 PB 6/328

EICHELE PETER R JR
85159 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8712

2025

12-2N-27-1460-0352-0000

BUILDING CHARACTERISTICS

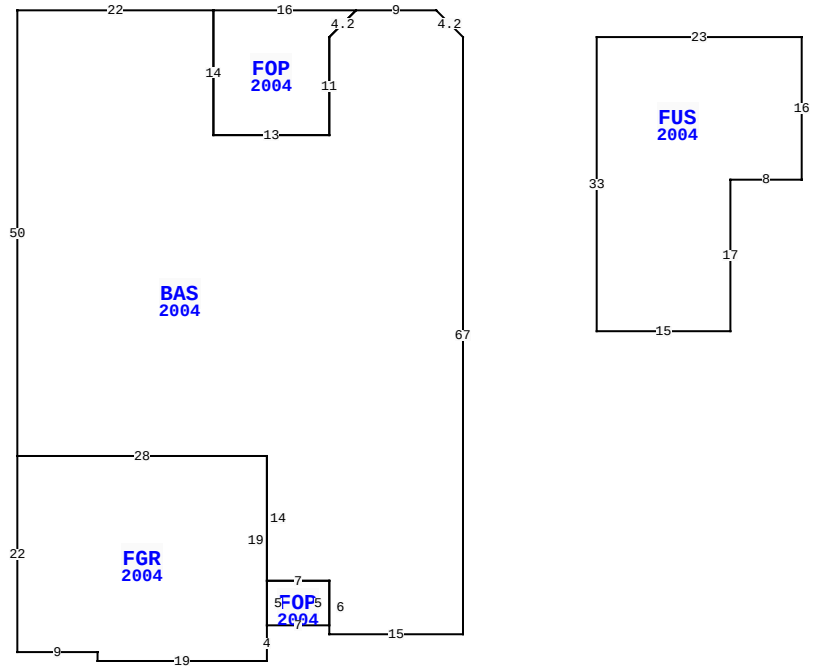
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,707	100	2004	2,707	357,089
FGR	635	55	2004	349	46,038
FOP	35	30	2004	10	1,319
FOP	187	30	2004	56	7,387
FUS	623	100	2004	623	82,182
TOTALS	4,187			3,745	494,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,745	111.0375	146.57	548,905	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 3330 HX Base Yr 2022



85159 AMAGANSETT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		494,014
TOTAL MARKET OB/XF VALUE		7,499
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		606,513
SOH/AGL Deduction		111,317
ASSESSED VALUE		495,196
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		444,474
TOTAL JUST VALUE		606,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001028	REPAIR/RRF	27,250	01/19/2022
B0310951	MH MOVE-ON	1	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/723	1/31/2025	QC	U	I	11	100
GRANTOR: EICHELE PETER R JR						
GRANTEE: EICHELE PETER R JR						
2091/0568	11/02/2016	QC	U	I	11	100
GRANTOR: EICHELE CHRISTINE M						
GRANTEE: EICHELE PETER R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] L3 U3 W9 FOP=[YR=2004] W16 S14 E13 N11 U3 R3 $ D3 L3 S11 W13 N14 W22 S50 FGR=[YR=2004] S22 E9 S1 E19 N4 FOP=[YR=2004] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S6 E15 N67$ PTR= E15 FUS=[YR=2004] E23 S16 W8 S17 W15 N33$ W15$.

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	0811	CONCRETE B	0	100	0	0	1,032.00	SF	5.20	5.20	100	2004	2004	3	83	4,454	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 7,499

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS