LOT 353
NORTH HAMPTON PHASE 2 PB 6/328

HARTLEIN TERESA C
85063 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0353-0000

BUILDING CHARACTERISTICS

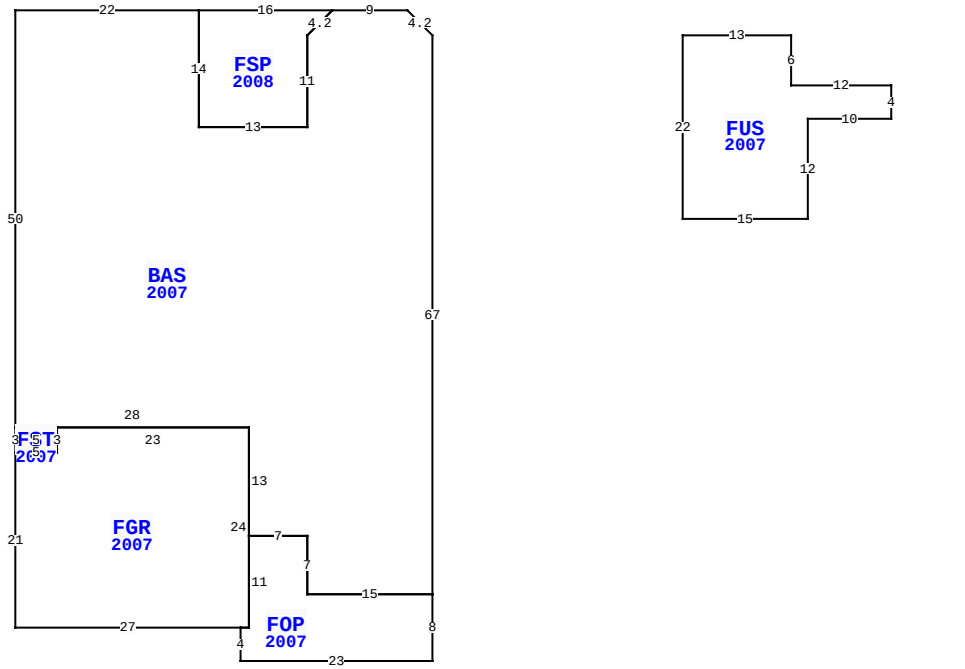
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,700	100	2007	2,700	351,923
FGR	657	55	2007	361	47,053
FOP	229	30	2007	69	8,994
FSP	187	40	2008	75	9,776
FST	15	55	2007	8	1,043
FUS	358	100	2007	358	46,662
TOTALS	4,146			3,571	465,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,571	107.9190	142.45	508,689	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 3058 HX Base Yr 2021



85063 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	12/13/2007	RK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		465,450
TOTAL MARKET OB/XF VALUE		10,803
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		581,253
SOH/AGL Deduction		206,898
ASSESSED VALUE		374,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,633
TOTAL JUST VALUE		581,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13097	MECH OTHER	0	07/01/2007
C20031	CO ISSUED	0	06/01/2007
B20031	NEW CONSTR	269,082	06/01/2007
E19410	ELEC OTHER	0	06/01/2007
P12494	OTHER	0	06/01/2007
R10443	REPAIR/RRF	5,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0020	7/22/2020	WD	Q	I	02	375,000
GRANTOR: HULL ROBERT A & SHEIL						
GRANTEE: HARTLEIN TERESA C						
1777/0177	11/28/2011	WD	U	I	11	100
GRANTOR: BRADDOCK JESSICA C ET						
GRANTEE: HULL ROBERT A & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W9 FSP=[YR=2008] W16 S14 E13 N11 U3 R3 $ L3 D3 S11 W13 N14 W22 S50 FST=[YR=2007] S3 FGR=[YR=2007] S21 E27 FOP=[YR=2007] S4 E23 N8 W15 N7 W7 S11 W1 $ E1 N24 W23 S3 W5 $ E5 N3 W5 $ E28 S13 E7 S7 E15 N67 $ PTR=E30 FUS=[YR=2007] E13 S6 E12 S4 W10 S12 W15 N22$ W30$.

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	1,174.00	SF	5.20	5.20	100	2007	2007	3	87	5,311	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
3	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	2011	2011	3	91	2,342	

LAND DESCRIPTION

TOTAL OB/XF 10,803

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