LOT 354
IN OR 1491/1015
NORTH HAMPTON PHASE 2 PB 6/328

LOCKWOOD GERARD A & TERRI L
85049 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0354-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

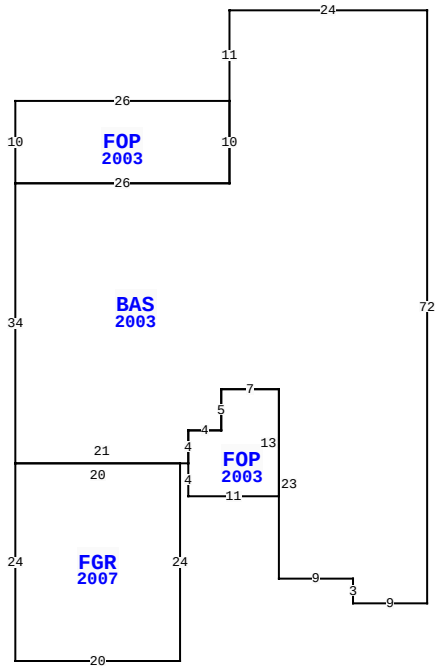
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,404	100	2003	2,404	324,071
FGR	480	55	2007	264	35,589
FOP	123	30	2003	37	4,988
FOP	260	30	2003	78	10,514
TOTALS	3,267			2,783	375,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,783	114.1056	150.62	419,175	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2008 Heated Area: 2404 HX Base Yr 2008



85049 AMAGANSETT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,162
TOTAL MARKET OB/XF VALUE		33,075
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		513,237
SOH/AGL Deduction		254,456
ASSESSED VALUE		258,781
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		203,059
TOTAL JUST VALUE		513,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15665	H/AC	0	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1015	4/10/2007	WD	Q	I		440,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: LOCKWOOD GERARD A &						
1106/0576	1/09/2003	WD	U	V	19	412,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 S11 FOP=[YR=2003] W26 S10 E26 N10$ S10 W26 S34 FGR=[YR=2007] S24 E20 N24 W20$ E21 FOP=[YR=2003] S4 E11 N13 W7 S5 W4 S4 $ N4 E4 N5 E7 S23 E9 S3 E9 N72 $.

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	2003	2003	3	86	3,010	
2	0855	CONC PAVER	0	100	0	0	749.00	SF	10.00	10.00	100	2021	2021	3	99	7,415	
3	0910	SCRN RM L	0	100	0	0	926.00	SF	15.00	15.00	100	2007	2007	3	27	3,750	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	44	15,708	
5	0845	KOOL DECK	0	100	0	0	506.00	SF	7.25	7.25	100	2007	2007	3	87	3,192	

LAND DESCRIPTION

TOTAL OB/XF 33,075

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS