

LOT 355
IN OR 1483/1673
NORTH HAMPTON PHASE 2 PB 6/328

RIGNEY DAVID O
85031 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0355-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	16	WD FR STUC 90	0900	01	3,062	113.1186	149.32	457,218	2003	2003	0	0	10.50	89.50	VALUATION BY STANDARD														
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2008												Heated Area: 2679														
Roof Structure	08	IRREGULAR 100													HX Base Yr 2008														
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	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	4043.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,679	100	2003	2,679	358,025																								
FGR	579	55	2003	318	42,498																								
FOP	30	30	2003	9	1,203																								
FOP	187	30	2011	56	7,484																								
TOTALS	3,475			3,062	409,210																								
EXTRA FEATURES						85031 AMAGANSETT DR, FERNANDINA BEACH																							
L N	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	1,027.00	SF	10.00	10.00	100	2018	2018	3	97	9,962													
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2022	2022	3	95	33,915													
4	0911	SCRN RM A	0	100	42	26	1,092.00	SF	17.50	17.50	100	2022	2022	3	93	17,772													
5	0857	SANDSTONE/	0	100	0	0	672.00	SF	16.00	16.00	100	2022	2022	3	100	10,752													
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860													
TOTAL OB/XF																		77,271											
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS																													