LOT 356
NORTH HAMPTON PHASE 2 PB 6/328

WESTMARK DEIRDRE M REVOCABLE TRUST/WESTMARK ROBERT
85013 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0356-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

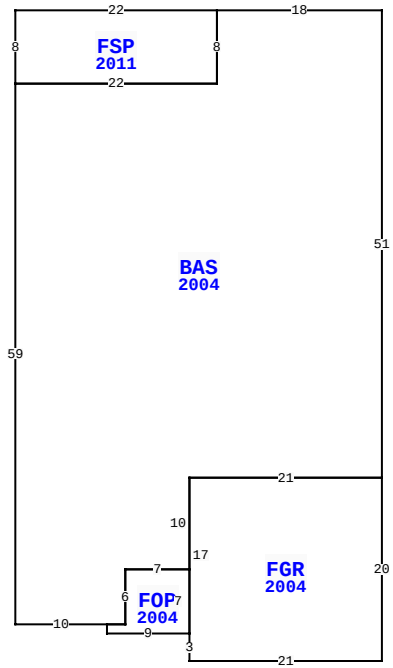
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,126	100	2004	2,126	319,404
FGR	420	55	2004	231	34,705
FOP	51	30	2004	15	2,254
FSP	176	40	2011	70	10,517
TOTALS	2,773			2,442	366,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,442	126.4641	166.93	407,643	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2024 Heated Area: 2126 HX Base Yr 2024



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

85013 AMAGANSETT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,879
TOTAL MARKET OB/XF VALUE		9,851
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		481,730
SOH/AGL Deduction		3,939
ASSESSED VALUE		477,791
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,069
TOTAL JUST VALUE		481,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412449	NEW CONSTR	173,990	04/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/353	9/14/2023	WD	Q	I	01	525,000
GRANTOR: CRANDALL EDWARD C & M						
GRANTEE: WESTMARK DEIRDRE M						
2378/1476	7/23/2020	WD	Q	I	01	320,000
GRANTOR: CARULLI VITANTONIO &						
GRANTEE: CRANDALL EDWARD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2011] W22 S8 E22 N8$ S8 W22 S59 E10 FOP=[YR=2004] S1 E9 FGR=[YR=2004] S3 E21 N20 W21 S17$ N7 W7 S6 W2$ E2 N6 E7 N10 E21 N51$.

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	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2004	2004	3	83	6,806	

LAND DESCRIPTION

TOTAL OB/XF 9,851

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