LOT 1
NORTH HAMPTON #2A PB 7/11

BERNI NICOLA &/BAGNOLI BARBARA
PO BOX 16321
FERNANDINA BEACH, FL 32035

**2025**

**13-2N-27-146A-0001-0000**

## BUILDING CHARACTERISTICS

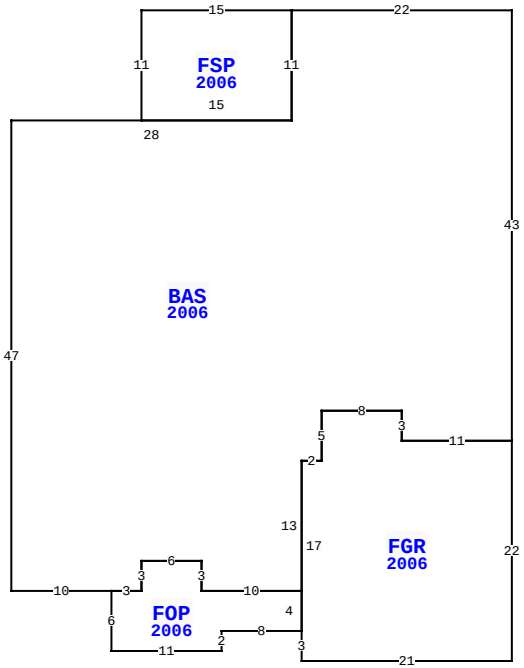
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 04 |
| NEIGHBORHOOD/LOC | 4043.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,239 | 100 | 2006 | 2,239 | 310,677 |
| FGR | 482 | 55 | 2006 | 265 | 36,770 |
| FOP | 116 | 30 | 2006 | 35 | 4,857 |
| FSP | 165 | 40 | 2006 | 66 | 9,158 |
| TOTALS | 3,002 | | | 2,605 | 361,461 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,605 | 115.5168 | 152.48 | 397,210 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 2239 HX Base Yr 2021




| | |
|---|---|
| BLD DATE | 05/06/2022 NW |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

85079 AMAGANSETT DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 361,461 |
| TOTAL MARKET OB/XF VALUE | | 10,263 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 476,724 |
| SOH/AGL Deduction | | 176,208 |
| ASSESSED VALUE | | 300,516 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 249,794 |
| TOTAL JUST VALUE | | 476,724 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 459,486 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E16574 | ELEC OTHER | 2,000 | 01/01/2006 |
| M10826 | MECH OTHER | 0 | 12/01/2005 |
| P10303 | OTHER | 0 | 11/01/2005 |
| C15935 | CO ISSUED | 240,000 | 08/01/2005 |
| R08150 | REPAIR/RRF | 5,000 | 08/01/2005 |
| B15935 | NEW CONSTR | 240,000 | 08/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2357/1940 | 4/21/2020 | WD | Q | I | 01 | 300,000 |
| GRANTOR: SERRIAN SAMUEL A & PH | | | | | | |
| GRANTEE: BERNI NICOLA & BARB | | | | | | |
| 1835/0084 | 12/13/2012 | WD | Q | I | 02 | 204,400 |
| GRANTOR: DEUTSCHE BANK NATIONA | | | | | | |
| GRANTEE: SERRIAN SAMUEL A & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2006] W22 FSP=[YR=2006] W15 S11 E15 N11$ S11 W28 S47 E10 FOP=[YR=2006] S6 E11 N2 E8 FGR=[YR=2006] S3 E21 N22 W11 N3 W8 S5 W2 S17 $ N4 W10 N3 W6 S3 W3$ E3 N3 E6 S3 E10 N13 E2 N5 E8 S3 E11 N43 $.

## 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 | 2006 | 2006 | 3 | 89 | 3,115 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 722.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 7,148 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,263

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS