

LOT 2
IN OR 1430/80
NORTH HAMPTON #2A PB 7/11

CRUMPTON JEFFREY S & CAROLINE M
85091 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8712

2025

13-2N-27-146A-0002-0000



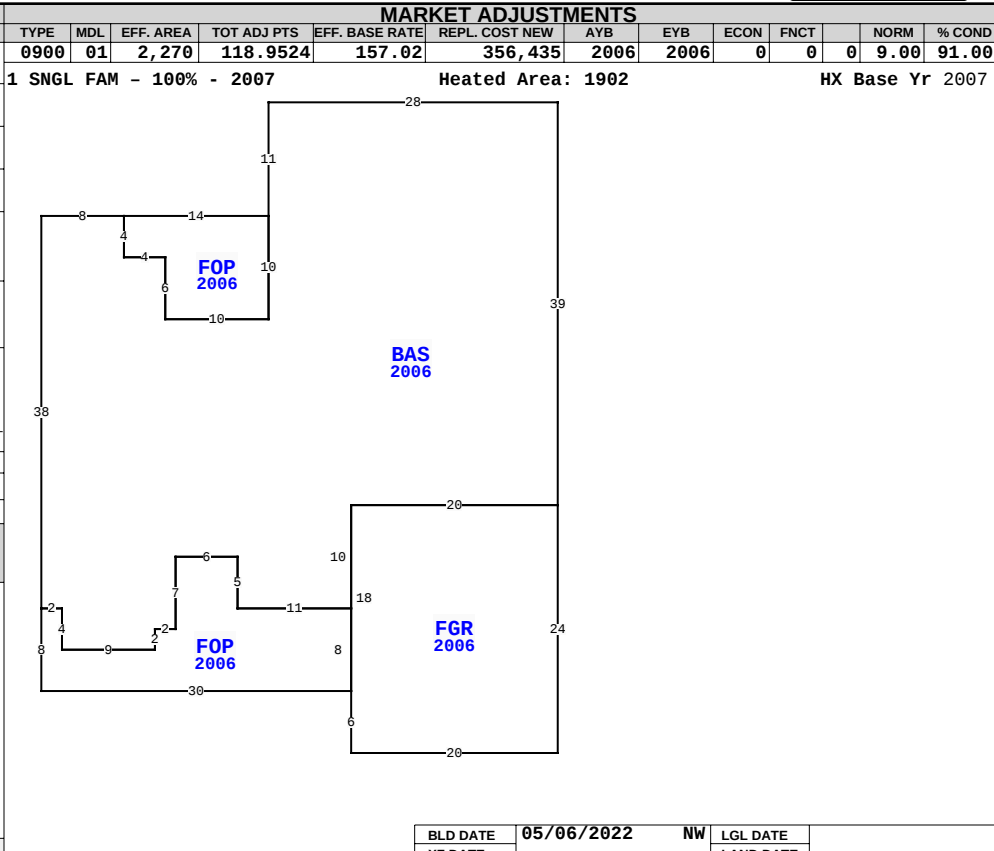
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,902	100	2006	1,902	271,773
FGR	480	55	2006	264	37,722
FOP	116	30	2006	35	5,001
FOP	230	30	2006	69	9,859
TOTALS	2,728			2,270	324,356

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT	



85091 AMAGANSETT DR, FERNANDINA BEACH											
TOTAL OB/XF 8,281											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						324,356					
TOTAL MARKET OB/XF VALUE						8,281					
TOTAL LAND VALUE - MARKET						105,000					
TOTAL MARKET VALUE						437,637					
SOH/AGL Deduction						228,317					
ASSESSED VALUE						209,320					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						158,598					
TOTAL JUST VALUE						437,637					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						422,212					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11169	OTHER	0	05/01/2006
M11299	MECH OTHER	0	03/01/2006
E16792	ELEC OTHER	2,000	02/01/2006
P10725	OTHER	0	02/01/2006
C17067	CO ISSUED	230,000	01/01/2006
R08874	REPAIR/RRF	5,000	01/01/2006

SALES DATA										
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1430/0080		7/24/2006	WD	Q	I		332,900			
GRANTOR:MORRISON HOMES INC										
GRANTEE:CRUMPTON JEFFREY &										
1285/0999		1/04/2005	WD	U	V	19	330,000			
GRANTOR:NORTH HAMPTON LLC										
GRANTEE:MORRISON HOMES INC										

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W28 S11 FOP=[YR=2006] W14 S4 E4 S6 E10 N10\$ S10 W10 N6 W4 N4 W8 S38 FOP=[YR=2006] S8 E30 FGR=[YR=2006] S6 E20 N24 W20 S18\$ N8 W11 N5 W6 S7 W2 S2 W9 N4 W2\$ E2 S4 E9 N2 E2 N7 E6 S5 E11 N10 E20 N39\$.											