

**KING JOHN C II & MARGARET C**  
85115 AMAGANSETT DR  
FERNANDINA BEACH, FL 32034

**13-2N-27-146A-0004-0000**

| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                         |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                          |  |  |  |  |  |  |  |  |  | PAGE 1 of 1                        |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |
| Exterior Wall 16 WD FR STUC 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 0900 01 2,822 120.7584 159.40 449,827 2006 2006 0 0 9.00 91.00                             |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SNGL FAM - 100% - 2013 Heated Area: 2379 HX Base Yr 2013                                 |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 409,343      |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 39,401    |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 105,000  |  |  |  |  |  |  |  |  |  |
| Interior Floo 15 HARDTILE 60                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 553,744         |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 40                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 279,951          |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 273,793             |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,722 |  |  |  |  |  |  |  |  |  |
| Bedrooms 4 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 223,071         |  |  |  |  |  |  |  |  |  |
| Bathrooms 3 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 553,744           |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 536,329    |  |  |  |  |  |  |  |  |  |
| 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 2,379 100 2006 2,379 345,084                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FGR 647 55 2006 356 51,639                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 64 30 2006 19 2,756                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 225 30 2006 68 9,863                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 3,315 2,822 409,343                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 85115 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 2006 2006 3 89 3,115                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 0855 CONC PAVER 0 100 41 26 1,066.00 SF 10.00 10.00 100 2021 2021 3 99 10,553                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 3 0855 CONC PAVER 0 100 27 3 81.00 SF 10.00 10.00 100 2021 2021 3 99 802                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 4 0910 SCRNM L 0 100 0 0 1,036.00 SF 15.00 15.00 100 2007 2007 3 27 4,196                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 5 0861 POOL GUNIT 0 100 0 0 362.00 SF 85.00 85.00 100 2007 2007 3 44 13,539                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 6 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2007 2007 3 27 1,350                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 7 0855 CONC PAVER 0 100 0 0 672.00 SF 10.00 10.00 100 2007 2007 3 87 5,846                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 39,401                                                                         |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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          |  |  |  |  |  |  |  |  |  |