LOT 5
IN OR 1429/987
NORTH HAMPTON #2A PB 7/11

MATTHEWS MICHAEL J & AMY A
85127 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8712

2025

13-2N-27-146A-0005-0000

NASSAU COUNTY PROPERTY

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	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

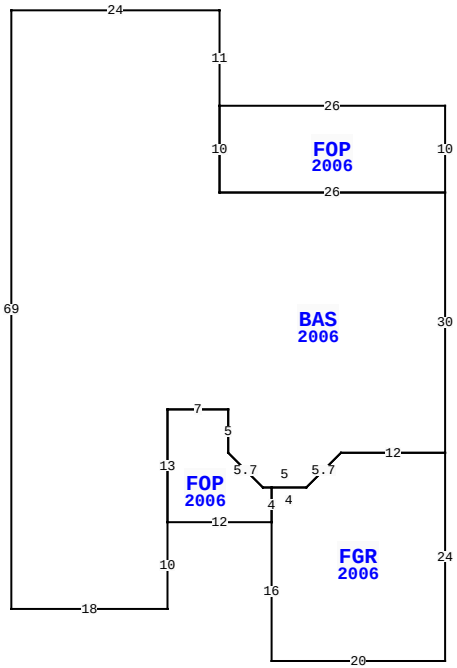
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,329	100	2006	2,329	326,555
FGR	456	55	2006	251	35,193
FOP	119	30	2006	36	5,048
FOP	260	30	2006	78	10,936
TOTALS	3,164			2,694	377,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,694	116.7264	154.08	415,092	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2008 Heated Area: 2329 HX Base Yr 2008



85127 AMAGANSETT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,734
TOTAL MARKET OB/XF VALUE		13,428
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		496,162
SOH/AGL Deduction		257,884
ASSESSED VALUE		238,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,556
TOTAL JUST VALUE		496,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327323	ADDITION	6,763	06/01/2013
M10746	MECH OTHER	0	12/01/2005
E15960	ELEC OTHER	2,000	10/01/2005
P10164	OTHER	0	10/01/2005
C15736	CO ISSUED	240,000	08/01/2005
R08011	REPAIR/RRF	5,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/0987	7/20/2006	WD	Q	I		360,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: MATTHEWS MICHAEL J						
1285/0999	1/04/2005	WD	U	V	19	330,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W26 BAS=[YR=2006] N11 W24 S69 E18 N10
FOP=[YR=2006] E12 FGR=[YR=2006] S16 E20 N24 W12 L4 D4 W4
S4$ N4 W1 U4 L4 N5 W7 S13$ N13 E7 S5 R4 D4 E5 U4 R4 E12
N30 W26 N10$ S10 E26 N10$.

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	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2006	2006	3	86	3,667	
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	86	486	
4	0910	SCRN RM L	0	100	13	27	351.00	SF	15.00	15.00	100	2013	2013	3	55	2,896	
5	0855	CONC PAVER	0	100	13	27	351.00	SF	10.00	10.00	100	2013	2013	3	93	3,264	

LAND DESCRIPTION

TOTAL OB/XF 13,428

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