

**ATCHISON MICHELLE S L/E/
85143 AMAGANSETT DR
FERNANDINA BEACH, FL 32034**

13-2N-27-146A-0006-0000

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									
Exterior Wall		16	WD FR STUC 100							0900	01	3,476	114.0846	150.59	523,451	2006	2006	0	0	0	9.00	91.00	VALUATION BY								
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2022														Heated Area: 3108							
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2022							
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE							
Interior Floo		11	CLAY TILE 70																					TOTAL MARKET OB/XF VALUE							
Interior Floo		14	CARPET 30																					TOTAL LAND VALUE - MARKET							
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE							
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction							
Bedrooms			4 100																					ASSESSED VALUE							
Bathrooms			3 100																					TOTAL EXEMPTION VALUE							
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE							
Stories		1.	1. 100																					TOTAL JUST VALUE							
Units		00	0 100																					NCON VALUE							
Occupancy		00	NONE 100																					INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
Quality		04	Quality Level 04																					PERMIT NUM							
DOR CODE		0100	SINGLE FAMILY																					DESCRIPTION							
MAP NUM			MKT AREA																					AMT							
NEIGHBORHOOD/LOC		4043.00																						ISSUED							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											22016037		ADDITION		14,907		10/25/2022									
BAS	2,840	100	2006	2,840	389,185											22004977		SWIM POOL		68,029		03/31/2022									
BAS	268	100	2012	268	36,726											22004698		REPAIR/RRF		20,000		03/28/2022									
FGR	607	55	2006	334	45,770											18007432		SWIM POOL		45,000		07/23/2018									
FOP	113	30	2006	34	4,659											E16286		ELEC OTHER		2,000		12/01/2005									
TOTALS		3,828			3,476	476,340											M10741		MECH OTHER		0		12/01/2005								
EXTRA FEATURES										85143 AMAGANSETT DR, FERNANDINA BEACH										SALES DATA											
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	OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780		2747/956		10/31/2024	LE	U	I	11	100						
2	0812	CONCRETE C	0	100	0	0	1,075.00	SF	4.00	4.00	100	2006	2006	3	86	3,698		GRANTOR: ATCHISON MICHELLE S													
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	86	436		GRANTEE: SAWYER MORGAN KENDR													
4	0855	CONC PAVR	0	100	8	24	192.00	SF	10.00	10.00	100	2008	2008	3	88	1,690		2284/0142													
5	0462	ST/AL FNC	0	100	168	4	672.00	SF	10.00	10.00	100	2018	2018	3	84	5,645		6/14/2019													
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552		WD													
7	0861	POOL GUNIT	0	100	0	0	500.00	SF	85.00	85.00	100	2022	2022	3	95	40,375		Q													
8	0911	SCRN RM A	0	100	0	0	1,200.00	SF	17.50	17.50	100	2022	2022	3	93	19,530		I													
9	0855	CONC PAVR	0	100	0	0	868.00	SF	10.00	10.00	100	2022	2022	3	99	8,593		01													
LAND DESCRIPTION										TOTAL OB/XF										82,299											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND</																		