



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

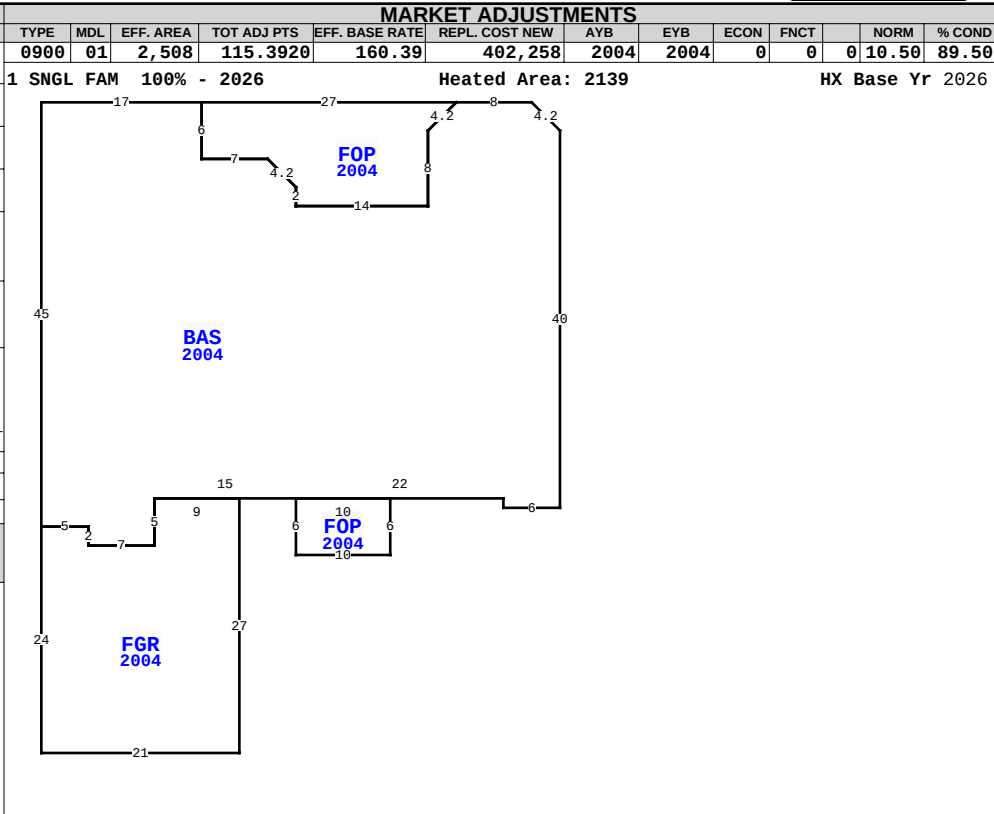
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2004	2,139	307,051
FGR	517	55	2004	284	40,768
FOP	60	30	2004	18	2,584
FOP	223	30	2004	67	9,618

TOTALS	2,939			2,508	360,021
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
6	0911	SCRN RM A	0	100	42	26	1,092.00	SF	18.00



85055 WAINSCOTT CT, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	2004	2004	3	86	3,010	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
6	0911	SCRN RM A	0	100	42	26	1,092.00	SF	18.00	18.00	100	2005	2005	3	21	4,128	

LAND DESCRIPTION										TOTAL OB/XF							58,138		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
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	105,000.00		
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 105.000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		360,021	
TOTAL MARKET OB/XF VALUE		58,138	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		523,159	
SOH/AGL Deduction		248,457	
ASSESSED VALUE		274,702	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		223,291	
TOTAL JUST VALUE		523,159	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		493,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14860	XFOB	0	03/28/2005
B14860	OTHER	0	03/01/2005
B14465	SWIM POOL	30,000	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2670/1456	9/22/2023	SW	Q	I	02	585,000	
GRANTOR:AMH ROMAN TWO FL LLC							
GRANTEE: DENIGHT WILLIAM JEF							
1994/0732	7/29/2015	CT	U	I	18	201,500	
GRANTOR:CLERK OF COURT							
GRANTEE:AMH ROMAN TWO FL LL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] U3 L3 W8 FOP=[YR=2004] W27 S6 E7 D3 R3 S2 E14 N8 R3 U3 \$ D3 L3 S8 W14 N2 L3 U3 W7 N6 W17 S45 FGR=[YR=2004] S24 E21 N27 W9 S5 W7 N2 W5\$ E5 S2 E7 N5 E15 FOP=[YR=2004] S6 E10 N6 W10 \$ E22 S1 E6 N40 \$.									