

LOT 326
IN OR 1253/1077
NORTH HAMPTON PHASE 2 PB 6/328

HYDRICK ROBERT V & PAMELA B
85088 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0326-0000



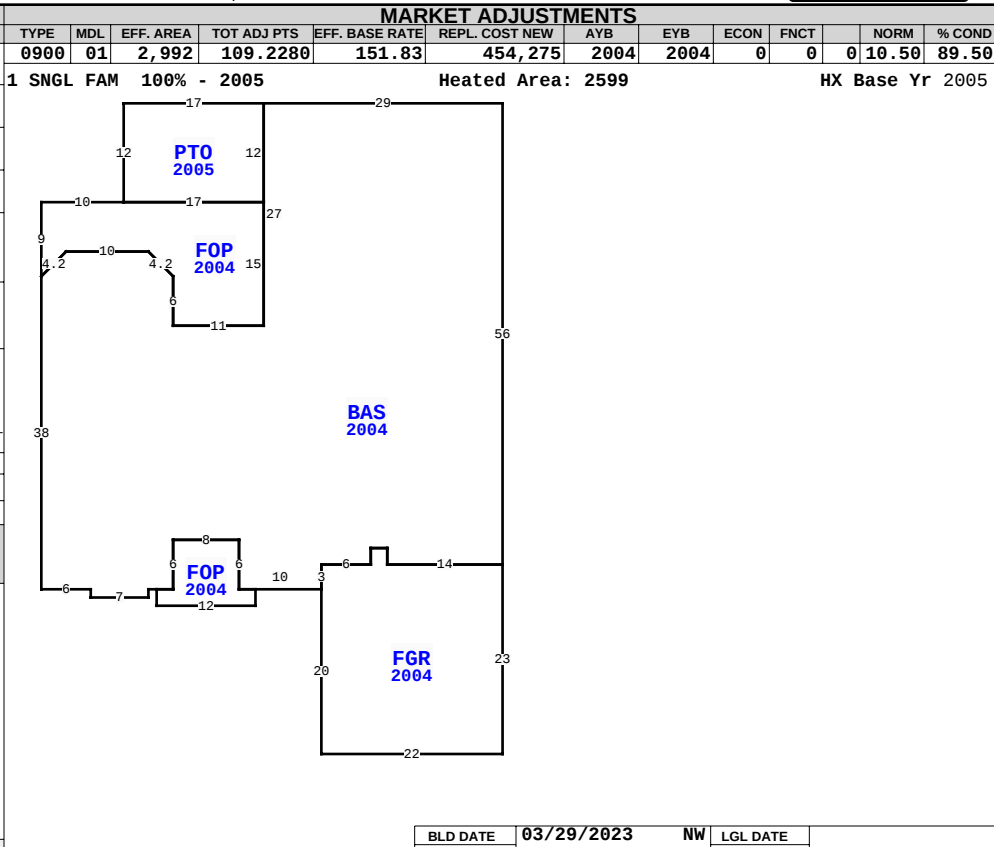
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100	2004	2,599	353,172
FGR	510	55	2004	280	38,048
FOP	72	30	2004	22	2,989
FOP	270	30	2004	81	11,007
PTO	204	5	2005	10	1,359
TOTALS	3,655			2,992	406,576

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	0	0	204.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	0	0	204.00	SF	18.00

TOTAL OB/XF									
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1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	406,576								
TOTAL MARKET OB/XF VALUE	3,781								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	537,857								
SOH/AGL Deduction	283,539								
ASSESSED VALUE	254,318								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	202,907								
TOTAL JUST VALUE	537,857								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	553,731								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008292	REPAIR/RRF	0	09/30/2020
19008065	REMODEL	2,338	07/30/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1253/1077	8/18/2004	WD	Q	I		283,700			
GRANTOR:MORRISON HOMES INC									
GRANTEE:HYDRICK ROBERT & PA									
1110/1837	1/31/2003	WD	U	V	19	406,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W29 PTO=[YR=2005] W17 S12 FOP=[YR=2004] W10 S9 U3 R3 E10 D3 R3 S6 E11 N15 W17\$ E17 N12 \$ S27 W11 N6 U3 L3 W10 D3 L3 S38 E6 S1 E7 N1 E1 FOP=[YR=2004] S2 E12 N2 W2 N6 W8 S6 W2\$ E2 N6 E8 S6 E10 FGR=[YR=2004] S20 E22 N23 W14 N2 W2 S2 W6 S3 \$ N3 E6 N2 E2 S2 E14 N56\$.									