LOT 327
NORTH HAMPTON PHASE 2 PB 6/328

PATE KELLY L L/E/
85100 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0327-0000

BUILDING CHARACTERISTICS

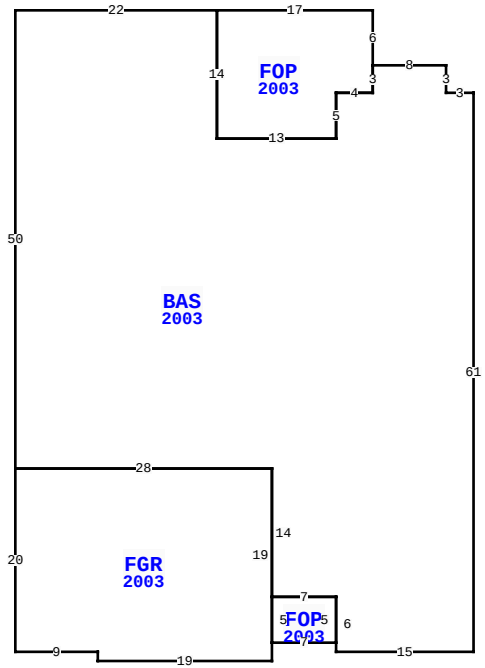
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,605	100	2003	2,605	350,782
FGR	579	55	2003	318	42,821
FOP	35	30	2003	10	1,347
FOP	218	30	2003	65	8,753
TOTALS	3,437			2,998	403,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,998	108.8520	151.30	453,597	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2025 Heated Area: 2605 HX Base Yr 2025



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85100 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,701
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,176
SOH/AGL Deduction		285,355
ASSESSED VALUE		248,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,410
TOTAL JUST VALUE		534,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310851	NEW CONSTR	192,990	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1155	11/24/2025	LE	U	I	11	100
GRANTOR: PATE KELLY L L/E						
GRANTEE: WEBB BRITT DANIELLE						
2711/1556	5/14/2024	WD	Q	I	01	659,900
GRANTOR: GRAMMEL ALLAN & JANET						
GRANTEE: PATE KELLY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 N3 W8 FOP=[YR=2003] N6 W17 S14 E13 N5 E4 N3$
S3 W4 S5 W13 N14 W22 S50 FGR=[YR=2003] S20 E9 S1 E19 N2
FOP=[YR=2003] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S6 E15 N61 $.

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	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS