

LOT 328
IN OR 1181/1379
NORTH HAMPTON PHASE 2 PB 6/328

PERRY VINCENT & ELIZABETH
85116 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0328-0000



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 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

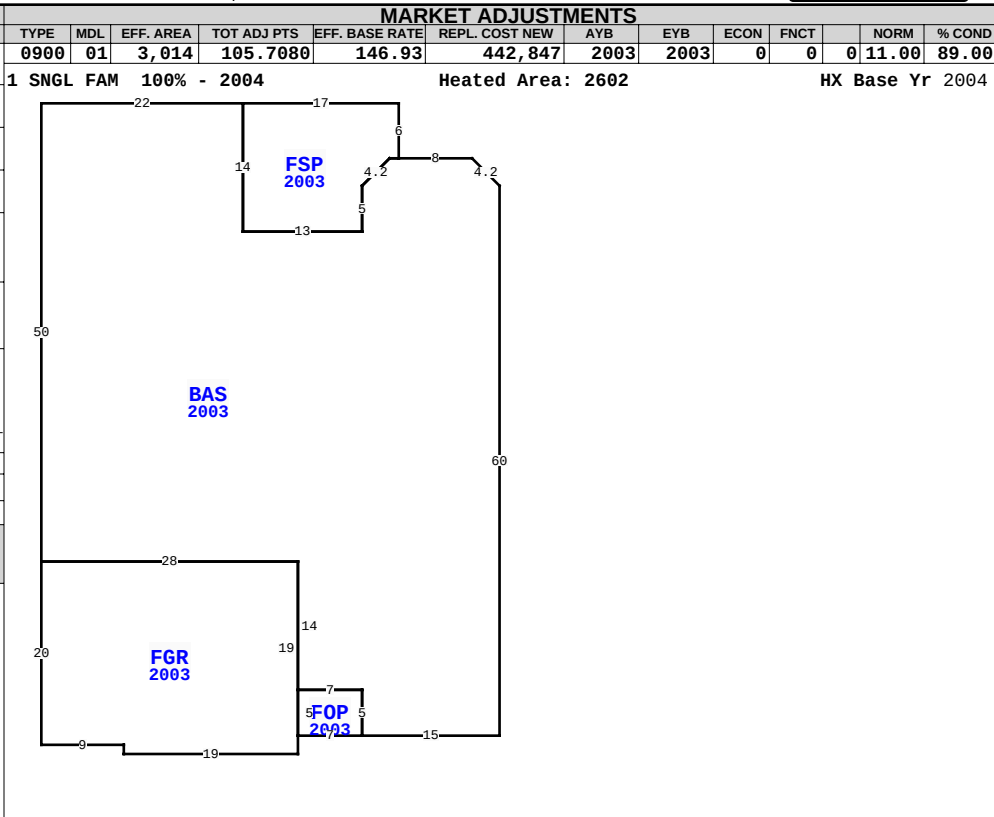
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100	2003	2,602	340,258
FGR	579	55	2003	318	41,584
FOP	35	30	2003	10	1,307
FSP	211	40	2003	84	10,984
TOTALS	3,427			3,014	394,134

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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

REVIEW DATE 01/06/2023 BY NWA



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

TOTAL OB/XF									
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	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 Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	394,134								
TOTAL MARKET OB/XF VALUE	2,975								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	524,609								
SOH/AGL Deduction	273,282								
ASSESSED VALUE	251,327								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	199,916								
TOTAL JUST VALUE	524,609								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	535,981								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005730	ROOF	20,079	07/21/2020
B0311040	NEW CONSTR	186,990	04/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1181/1379	10/20/2003	WD	Q	I		253,200			
GRANTOR:MORRISON HOMES INC									
GRANTEE:PERRY VINCENT & ELI									
1124/1865	3/27/2003	WD	U	V	19	46,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] U3 L3 W8 FSP=[YR=2003] N6 W17 S14 E13 N5 U3 R3 E1\$ W1 D3 L3 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 S5 E15 N60\$.									

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