LOT 330
IN OR 2154/1018
NORTH HAMPTON PHASE 2 PB 6/328

ZIMMER SCOTT E & DONNA K
85140 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0330-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

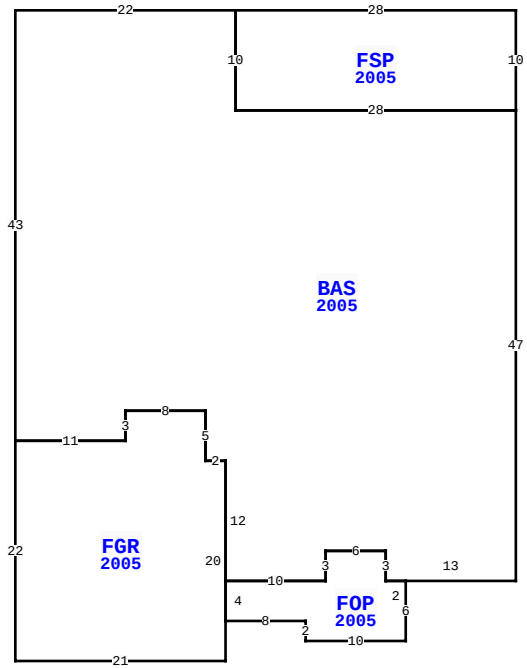
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,238	100	2005	2,238	311,516
FGR	482	55	2005	265	36,887
FOP	110	30	2005	33	4,594
FSP	280	40	2005	112	15,590
TOTALS	3,110			2,648	368,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,648	111.2640	154.66	409,540	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2023 Heated Area: 2238 HX Base Yr 2023



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

85140 AMAGANSETT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,586
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		499,131
SOH/AGL Deduction		0
ASSESSED VALUE		499,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		447,720
TOTAL JUST VALUE		499,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09228	MECH OTHER	0	02/01/2005
E14170	ELEC OTHER	2,000	02/01/2005
B14097	NEW CONSTR	0	01/01/2005
P0408844	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/1018	10/27/2017	WD	Q	I	01	290,000
GRANTOR: MCCORKLE JENNA D & TO						
GRANTEE: ZIMMER SCOTT E & DO						
1332/0125	7/11/2005	WD	Q	I		281,600
GRANTOR: MORRISON HOMES INC						
GRANTEE: MCCORKLE JENNA D &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] N10W28S10E28$BAS=[YR=2005]
W28N10W22S43FGR=[YR=2005] S22E21N20
W2N5W8S3W11$E11N3E8S5E2S12 FOP=[YR=2005]
S4E8S2E10N6W2N3W6S3W10 $E10N3E6S3E13N47$.

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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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		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