

WEIR JUSTIN CHRISTOPHER
85162 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8711

2026



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

11

CLAY TILE 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,397

100

2003

2,397

328,511

FGR

442

55

2003

243

33,304

FOP

56

30

2003

17

2,330

FSP

260

40

2004

104

14,253

TOTALS

3,155

2,761

378,398

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

2

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

01/06/2023

BY

NWA

Total Acres:

0.00

Total Land Value:

127,500

Market:

0

Agricultural:

0

Common:

127,500

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,761

110.7840

153.99

425,166

2003

2003

0

0

0

11.00

89.00

1 SNGL FAM

100% - 2023

Heated Area: 2397

HX Base Yr 2023

24

11

26

10

26

31

69

6

5

5.9

6

3

14

23

20

4

4.2

5

4.2

FSP

2004

BAS

2003

FOP

2003

FGR

2003

BLD DATE

03/29/2023

NW

LGL DATE

LAND DATE

AG DATE

85162 AMAGANSETT DR, FERNANDINA BEACH

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

378,398

TOTAL MARKET OB/XF VALUE

2,975

TOTAL LAND VALUE - MARKET

127,500

TOTAL MARKET VALUE

508,873

SOH/AGL Deduction

0

ASSESSED VALUE

508,873

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

457,462

TOTAL JUST VALUE

508,873

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

513,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B25151

REPAIR/RRF

8,860

09/01/2011

B24893

REPAIR/RRF

3,970

07/01/2011

B0310853

NEW CONSTR

184,990

01/01/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I

RSN CD

SALE PRICE

2734/810

8/23/2024

FJ

U

I

11

0

GRANTOR:WEIR JUANITA R EST

GRANTEE:WEIR JUSTIN CHRISTO

1394/0136

3/07/2006

WD

Q

I

347,500

GRANTOR:DELOACH WHITNEY E & C

GRANTEE:WEIR JUANITA R

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W26 BAS=[YR=2003] N11 W24 S69 E4 D3 R3 E5
U3 R3 E4 N14 FOP=[YR=2003] E11 U3 L5 N5 W6 S8\$ N8 E6 S5
R5 D3 FGR=[YR=2003] S20 E20 N23 W14 S3 W6\$ E6 N3 E14 N31 W26
N10\$ S10 E26 N10\$.