

LOT 337
IN OR 1994/405
NORTH HAMPTON PHASE 2 PB 6/328

WALLER JAMES H & KAREN S
85282 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0337-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
BAS	2,379	100
FGR	647	55
FOP	48	30
FSP	225	40
UOP	250	20
TOTALS	3,549	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,889	111.3900	154.83	447,304	2004	2004	0	0	10.50	89.50
1 SNGL FAM 100% - 2016 Heated Area: 2379 HX Base Yr 2016											
Diagram labels and dimensions: BAS 2004: Main central area. FGR 2004: Bottom-left area. FOP 2004: Small area at the bottom. FSP 2004: Middle-right area. UOP 2022: Top-right area. Dimensions (in feet): - Top horizontal: 25 - Top-right vertical: 10 - Right vertical: 49 - Bottom-right vertical: 13 - Bottom horizontal: 10 - Left vertical: 50 - Bottom-left horizontal: 19 - Bottom-left vertical: 23 - Bottom horizontal: 37 - Bottom-left vertical: 15 - Bottom horizontal: 29 - Bottom-left vertical: 6 - Bottom horizontal: 8 - Bottom-left vertical: 8 - Bottom horizontal: 8 - Bottom-left vertical: 9 - Bottom horizontal: 25 - Bottom-left vertical: 9 - Bottom horizontal: 25 - Bottom-left vertical: 10											
BLD DATE				03/29/2023				NW		LGL DATE	
XF DATE										LAND DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				400,337			
TOTAL MARKET OB/XF VALUE				3,010			
TOTAL LAND VALUE - MARKET				127,500			
TOTAL MARKET VALUE				530,847			
SOH/AGL Deduction				197,453			
ASSESSED VALUE				333,394			
TOTAL EXEMPTION VALUE				HX HB		51,411	
BASE TAXABLE VALUE				281,983			
TOTAL JUST VALUE				530,847			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				536,697			