

NILES FAMILY TRUST/NILES JAY R TRUSTEE
85225 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0347-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

16

08

WD FR STUC 100

IRREGULAR 100

03

05

COMP SHNGL 100

DRYWALL 100

11

14

CLAY TILE 70

CARPET 30

03

04

CENTRAL 100

AIR DUCTED 100

4 100

3 100

WOOD FRAME 100

1.

0

1. 100

0 100

NONE 100

03

0100

Quality Level 03

SINGLE FAMILY

MKT AREA

04

4043.00

3,514

3,117

424,901

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900

01

3,117

109.5720

152.31

474,750

2004

2004

0

0

10.50

89.50

1

SNGL FAM

100%

- 2020

Heated Area: 2714

HX Base Yr 2020

4.2

9

4.2

16

22

59

14

13

11

67

15

28

20

18

10

7

5

20

15

FSP

2011

BAS

2004

FGR

2004

FOP

2004

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE424,901

TOTAL MARKET OB/XF VALUE3,010

TOTAL LAND VALUE - MARKET105,000

TOTAL MARKET VALUE532,911

SOH/AGL Deduction168,140

ASSESSED VALUE364,771

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE313,360

TOTAL JUST VALUE532,911

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE549,550

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2295/05127/17/2019WD U I 11100

GRANTOR:NILES JAY R & MARY A

GRANTEE:NILES FAMILY TRUST

2260/19123/11/2019WD Q I 02360,000

GRANTOR:ROGERS JANET L & MICH

GRANTEE:NILES JAY R & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2011] W16 D3 R3 S11 E13 N14\$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 FOP=[YR=2004] E7
FGR=[YR=2004] S1 E18 N1 E10 N20 W28 S20\$ N5 W7 S5\$ N5 E7 N15 E28 N50\$.

EXTRA FEATURES

85225 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE03/29/2023NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

LAND DESCRIPTION

TOTAL OB/XF3,010

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000140CRES GOLF100PUD0.000.001.00LT1.001.001.00105,000.00105,000.00105,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 105,000Market: 0Agricultural: 0Common: 105,000

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