LOT 350
NORTH HAMPTON PHASE 2 PB 6/328

GENOVESE PHILIP JR & MARY ANN ELIZABETH L/E/
85189 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0350-0000

BUILDING CHARACTERISTICS

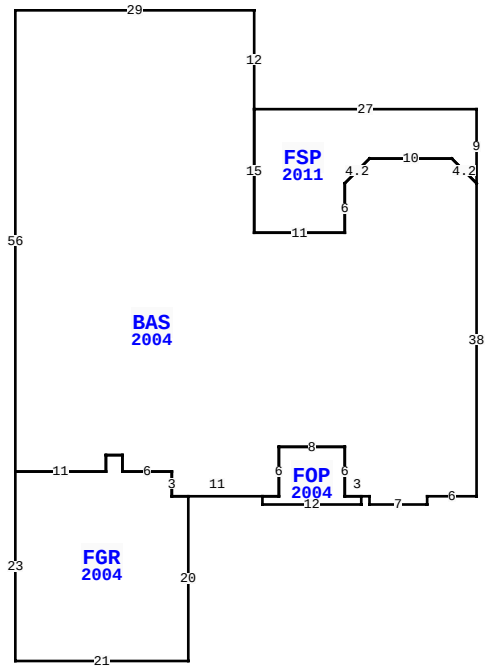
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,608	100	2004	2,608	349,214
FGR	481	55	2004	265	35,484
FOP	60	30	2004	18	2,410
FSP	270	40	2011	108	14,461
TOTALS	3,419			2,999	401,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,999	107.6300	149.61	448,680	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2021 Heated Area: 2608 HX Base Yr 2021



85189 AMAGANSETT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,569
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		509,579
SOH/AGL Deduction		159,149
ASSESSED VALUE		350,430
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,019
TOTAL JUST VALUE		509,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311413	NEW CONSTR	199,990	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1371	3/09/2023	LE	U	I	11	100
GRANTOR: GENOVESE PHILIP A JR						
GRANTEE: TAYLOR JOHN & MELIS						
2372/0500	6/29/2020	WD	Q	I	02	362,000
GRANTOR: SMITH JASON D & PAOLA						
GRANTEE: GENOVESE PHILIP A J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W27 BAS=[YR=2004] N12 W29 S56 FGR=[YR=2004] S23 E21 N20 W2 N3 W6 N2 W2 S2 W11$ E11 N2 E2 S2 E6 S3 E11 FOP=[YR=2004] S1 E12 N1 W2 N6 W8 S6 W2$ E2 N6 E8 S6 E3 S1 E7 N1 E6 N38 U3 L3 W10 D3 L3 S6 W11 N15$ S15 E11 N6 U3 R3 E10 D3 R3 N9$.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS