LOT 354
IN OR 1491/1015
NORTH HAMPTON PHASE 2 PB 6/328

LOCKWOOD GERARD A & TERRI L
85049 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0354-0000

BUILDING CHARACTERISTICS

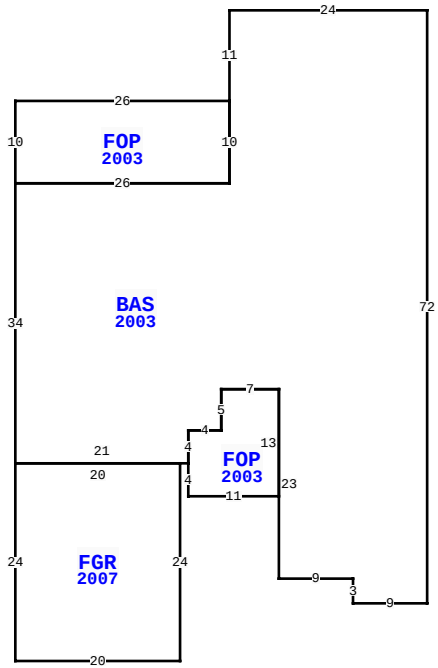
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,404	100	2003	2,404	323,180
FGR	480	55	2007	264	35,491
FOP	123	30	2003	37	4,974
FOP	260	30	2003	78	10,486
TOTALS	3,267			2,783	374,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,783	108.6720	151.05	420,372	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2026 Heated Area: 2404 HX Base Yr



85049 AMAGANSETT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,131
TOTAL MARKET OB/XF VALUE		49,475
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		528,606
SOH/AGL Deduction		0
ASSESSED VALUE		528,606
TOTAL EXEMPTION VALUE	13	528,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		528,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15665	H/AC	0	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1015	4/10/2007	WD	Q	I		440,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: LOCKWOOD GERARD A &						
1106/0576	1/09/2003	WD	U	V	19	412,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

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	2003	2003	3	85	2,975	
3	0911	SCRN RM A	0	100	0	0	926.00	SF	18.00	18.00	100	2007	2007	3	24	4,000	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

BUILDING DIMENSIONS

BAS=[YR=2003] W24 S11 FOP=[YR=2003] W26 S10 E26 N10$ S10 W26 S34 FGR=[YR=2007] S24 E20 N24 W20$ E21 FOP=[YR=2003] S4 E11 N13 W7 S5 W4 S4 $ N4 E4 N5 E7 S23 E9 S3 E9 N72 $.

LAND DESCRIPTION

TOTAL OB/XF 49,475

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