LOT 355
IN OR 1483/1673
NORTH HAMPTON PHASE 2 PB 6/328

RIGNEY DAVID O
85031 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0355-0000

BUILDING CHARACTERISTICS

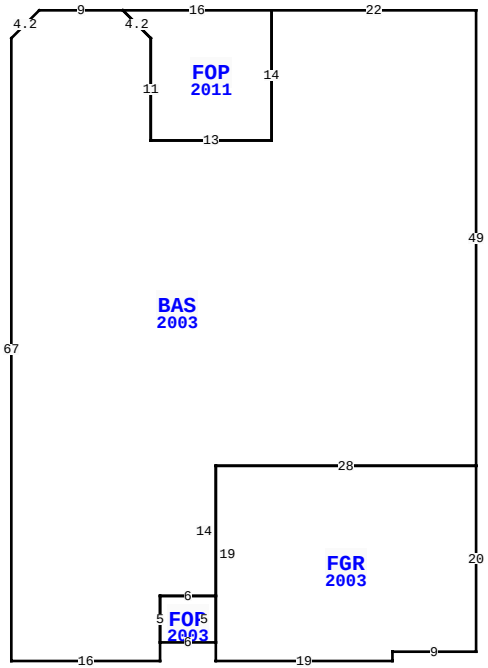
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,679	100	2003	2,679	357,050
FGR	579	55	2003	318	42,383
FOP	30	30	2003	9	1,200
FOP	187	30	2011	56	7,464
TOTALS	3,475			3,062	408,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,062	107.7320	149.75	458,534	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2008 Heated Area: 2679 HX Base Yr 2008



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

85031 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,095
TOTAL MARKET OB/XF VALUE		70,665
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		583,760
SOH/AGL Deduction		229,972
ASSESSED VALUE		353,788
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,377
TOTAL JUST VALUE		583,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002733	ADDITION	8,400	02/17/2022
21016568	SWIM POOL	88,425	11/30/2021
B0311038	NEW CONSTR	197,923	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1673	3/09/2007	WD	Q	I		380,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: RIGNEY DAVID O						
1106/0576	1/09/2003	WD	U	V	19	412,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 FOP=[YR=2011] W16 D3 R3 S11 E13 N14$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E16 N2 FOP=[YR=2003] E6 FGR=[YR=2003] S2 E19 N1 E9 N20 W28 S19$ N5 W6 S5$ N5 E6 N14 E28 N49$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
4	0911	SCRN RM A	0	100	42	26	1,092.00	SF	18.00	18.00	100	2022	2022	3	90	17,690	

LAND DESCRIPTION

TOTAL OB/XF 70,665

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