LOT 356
NORTH HAMPTON PHASE 2 PB 6/328

WESTMARK DEIRDRE M REVOCABLE TRUST/WESTMARK ROBERT
85013 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0356-0000

BUILDING CHARACTERISTICS

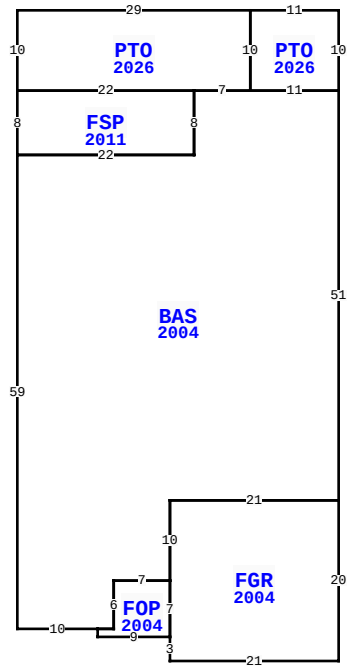
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,126	100	2004	2,126	312,054
FGR	420	55	2004	231	33,906
FOP	51	30	2004	15	2,202
FSP	176	40	2011	70	10,275
PTO	110	5	2026	6	881
PTO	290	5	2026	14	2,055
TOTALS	3,173			2,462	361,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,462	117.9840	164.00	403,768	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2024 Heated Area: 2126 HX Base Yr 2024



85013 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE		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		361,372
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		475,472
SOH/AGL Deduction		0
ASSESSED VALUE		475,472
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		424,061
TOTAL JUST VALUE		475,472
NCON VALUE		1,574
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010522	SCRN ENCLSR = 290	18,500	09/18/2025
B0412449	NEW CONSTR	173,990	04/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/353	9/14/2023	WD	Q	I	01	525,000
GRANTOR: CRANDALL EDWARD C & M						
GRANTEE: WESTMARK DEIRDRE M						
2378/1476	7/23/2020	WD	Q	I	01	320,000
GRANTOR: CARULLI VITANTONIO &						
GRANTEE: CRANDALL EDWARD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W11 W7 S8 W22 S59 E10 E2 N6 E7 N10 E21 N51 $
FGR=[YR=2004;ORIG=-21,68] S3 E21 N20 W21 S10 S7 $
FSP=[YR=2011;ORIG=-18,0] W22 S8 E22 N8 $
FOP=[YR=2004;ORIG=-30,67] S1 E9 N7 W7 S6 W2 $
PTO=[YR=2026;ORIG=-40,0] E22 E7 N10 W29 S10 $
PTO=[YR=2026;ORIG=-11,-10] E11 S10 W11 N10 $
.

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	
3	0912	SCRN RM G	0	100	29	10	290.00	SF	21.00	21.00	100	2026	2025		100	6,090	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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 01/12/2026 BY KW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS