LOT 1
NORTH HAMPTON #2A PB 7/11

BERNI NICOLA &/BAGNOLI BARBARA
PO BOX 16321
FERNANDINA BEACH, FL 32035

2026

13-2N-27-146A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

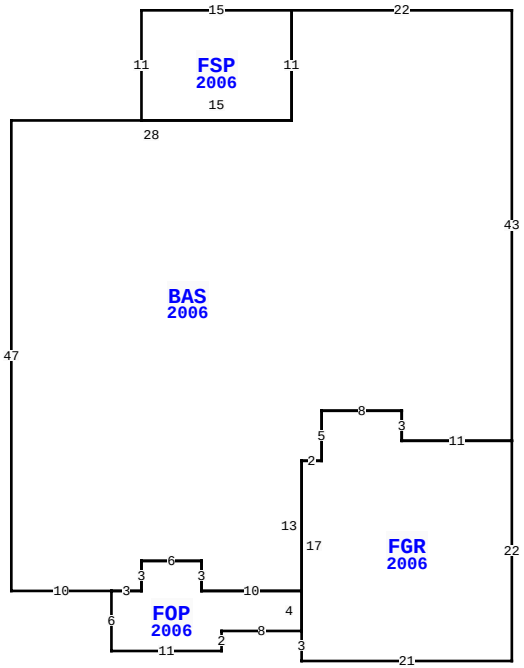
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,239	100	2006	2,239	309,861
FGR	482	55	2006	265	36,674
FOP	116	30	2006	35	4,844
FSP	165	40	2006	66	9,134
TOTALS	3,002			2,605	360,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,605	110.0160	152.92	398,357	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2021 Heated Area: 2239 HX Base Yr 2021



85079 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE	05/06/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,513
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		468,593
SOH/AGL Deduction		159,963
ASSESSED VALUE		308,630
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,219
TOTAL JUST VALUE		468,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16574	ELEC OTHER	2,000	01/01/2006
M10826	MECH OTHER	0	12/01/2005
P10303	OTHER	0	11/01/2005
C15935	CO ISSUED	240,000	08/01/2005
R08150	REPAIR/RRF	5,000	08/01/2005
B15935	NEW CONSTR	240,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2357/1940	4/21/2020	WD	Q	I	01	300,000
GRANTOR: SERRIAN SAMUEL A & PH						
GRANTEE: BERNI NICOLA & BARB						
1835/0084	12/13/2012	WD	Q	I	02	204,400
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: SERRIAN SAMUEL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FSP=[YR=2006] W15 S11 E15 N11$ S11 W28 S47 E10 FOP=[YR=2006] S6 E11 N2 E8 FGR=[YR=2006] S3 E21 N22 W11 N3 W8 S5 W2 S17 $ N4 W10 N3 W6 S3 W3$ E3 N3 E6 S3 E10 N13 E2 N5 E8 S3 E11 N43 $.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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