LOT 3
NORTH HAMPTON #2A PB 7/11

DEATON JERRY MARK/DEATON TERRY ANN
85103 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-146A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

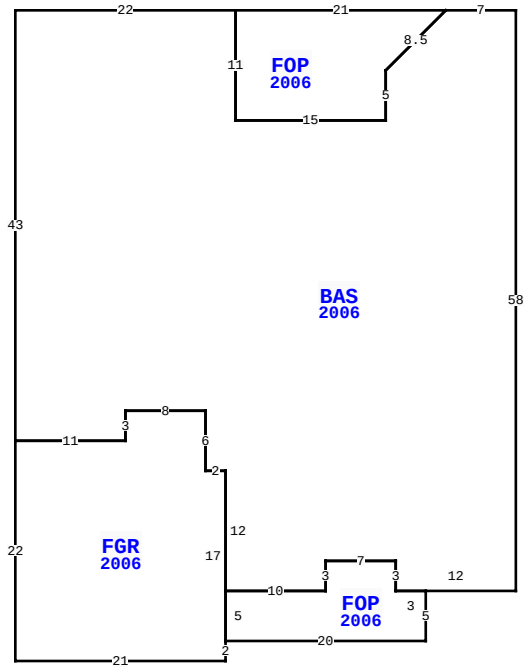
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,363	100	2006	2,363	348,150
FGR	480	55	2006	264	38,896
FOP	121	30	2006	36	5,304
FOP	183	30	2006	55	8,103
TOTALS	3,147			2,718	400,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,718	117.1200	162.80	442,490	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2020 Heated Area: 2363 HX Base Yr 2020



85103 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE	05/06/2022	NW	LGL DATE
XF DATE	10/04/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,453
TOTAL MARKET OB/XF VALUE		50,012
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		555,465
SOH/AGL Deduction		206,956
ASSESSED VALUE		348,509
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		297,098
TOTAL JUST VALUE		555,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007941	REPAIR/RRF	0	09/22/2020
B18708	SWIM POOL	43,950	10/01/2006
P11168	OTHER	0	05/01/2006
E16578	ELEC OTHER	2,000	01/01/2006
M10825	MECH OTHER	0	12/01/2005
P10304	OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1586	5/23/2019	SW	U	I	12	295,000
GRANTOR: PRETIUM MTG ACQUISITI						
GRANTEE: DEATON JERRY MARK &						
2255/1786	2/15/2019	QC	U	I	11	100
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: PRETIUM MTG ACQUISI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 FOP=[YR=2006] W21 S11 E15 N5 R6 U6 $ D6 L6 S5 W15 N11 W22 S43 FGR=[YR=2006] S22 E21 N2 FOP=[YR=2006] E20 N5 W3 N3 W7 S3 W10 S5$ N17 W2 N6 W8 S3 W11$ E11 N3 E8 S6 E2 S12 E10 N3 E7 S3 E12 N58$.

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	
4	0911	SCRN RM A	0	100	27	38	1,026.00	SF	18.00	18.00	100	2007	2007	3	24	4,432	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,012

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