LOT 4
IN OR 1812/585
NORTH HAMPTON #2A PB 7/11

KING JOHN C II & MARGARET C
85115 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-146A-0004-0000

BUILDING CHARACTERISTICS

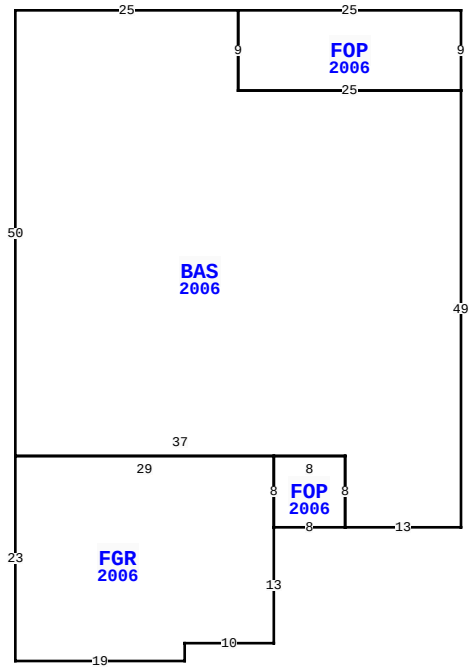
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,379	100	2006	2,379	344,178
FGR	647	55	2006	356	51,504
FOP	64	30	2006	19	2,748
FOP	225	30	2006	68	9,837
TOTALS	3,315			2,822	408,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,822	115.0080	159.86	451,125	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2013 Heated Area: 2379 HX Base Yr 2013



85115 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE	05/06/2022	NW	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		408,268
TOTAL MARKET OB/XF VALUE		51,256
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		564,524
SOH/AGL Deduction		283,339
ASSESSED VALUE		281,185
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,774
TOTAL JUST VALUE		564,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25008	REMODEL	7,200	08/01/2011
B18867	ADDITION	6,444	11/01/2006
B18710	SWIM POOL	43,650	10/01/2006
E16287	ELEC OTHER	2,000	12/01/2005
M10742	MECH OTHER	0	12/01/2005
E16114	ELEC OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1812/0585	8/27/2012	WD	Q	I	02	292,000
GRANTOR: HANNAN THOMAS M & MAR						
GRANTEE: KING JOHN C II & MA						
1429/0956	7/20/2006	WD	Q	I		364,400
GRANTOR: MORRISON HOMES INC						
GRANTEE: HANNAN THOMAS M & M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W25 BAS=[YR=2006] W25 S50 FGR=[YR=2006] S23 E19 N2 E10 N13 FOP=[YR=2006] E8 N8 W8 S8$ N8 W29$ E37 S8 E13 N49 W25 N9$ S9 E25 N9$.

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	0	0	1,036.00	SF	18.00	18.00	100	2007	2007	3	24	4,476	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 51,256

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS