LOT 185
IN OR 2019/243
NORTH HAMPTON PHASE 1 PB 6/215

BRAY JANE P
85075 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

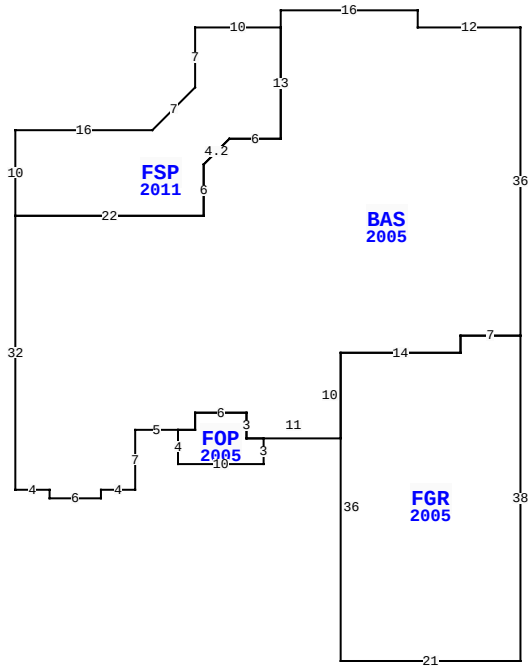
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	271,412
FGR	770	55	424	54,799
FOP	50	30	15	1,939
FSP	366	40	146	18,870
TOTALS	3,286		2,685	347,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,685	118.9440	141.25	379,256	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 2100 HX Base Yr 2016



85075 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,019
TOTAL MARKET OB/XF VALUE		9,787
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		441,806
SOH/AGL Deduction		218,034
ASSESSED VALUE		223,772
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,772
TOTAL JUST VALUE		441,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14337	ELEC OTHER	1,500	02/01/2005
M09323	MECH OTHER	0	02/01/2005
P08946	OTHER	0	02/01/2005
B0414214	NEW CONSTR	331,615	12/01/2004
R046977	REPAIR/RRF	3,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/0243	12/16/2015	WD	Q	I	01	310,000
GRANTOR: KENNEDY DAVID & SUSAN						
GRANTEE: BRAY S NORMAN & JAN						
1773/0939	12/30/2011	WD	Q	I	02	278,000
GRANTOR: PLESS DONALD & SARAH						
GRANTEE: KENNEDY DAVID & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 N2 W16 S2 FSP=[YR=2011] W10 S7 L5 D5 W16 S10 E22 N6 U3 R3 E6 N13$ S13 W6 L3 D3 S6 W22 S32 E4 S1 E6 N1 E4 N7 E5 FOP=[YR=2005] S4 E10 N3 W2 N3 W6 S2 W2$ E2 N2 E6 S3 E11 N10 FGR=[YR=2005] S36E21 N38 W7 S2 W14$ E14 N2 E7 N36$.

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	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	1,467.00	SF	5.20	5.20	100	2005	2005	3	87	6,637	

LAND DESCRIPTION

TOTAL OB/XF 9,787

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS