

LOT 186
IN OR 1275/302
NORTH HAMPTON PHASE 1 PB 6/215

LANDON RICHARD S & DIANA M
85087 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0186-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	2,361	100	2,361	291,124
FEP	260	80	208	25,647
FGR	448	55	246	30,333
FOP	96	30	29	3,576
TOTALS	3,165		2,844	350,679

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	726.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,844	114.1056	135.50	385,362	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2005 Heated Area: 2361 HX Base Yr 2005											
85087 SHINNECOCK HILLS DR, FERNANDINA BEACH											

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

TOTAL OB/XF									
6,362									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		350,679	
TOTAL MARKET OB/XF VALUE		6,362	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		442,041	
SOH/AGL Deduction		216,804	
ASSESSED VALUE		225,237	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		175,237	
TOTAL JUST VALUE		442,041	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24168	REMODEL	1,200	12/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1275/0302	11/18/2004	WD	Q	I	
GRANTOR: MORRISON HOMES INC					SALE PRICE
GRANTEE: LANDON RICHARD S &					289,000
1105/0943	1/06/2003	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					476,000
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W24 S11 FEP=[YR=2010] W26 S10 E26 N10\$ S10 W26 S30 FGR=[YR=2004] S24 E20 N20 W7 N2 W2 N2 W11\$ E11 S2 E2 S2 E9 FOP=[YR=2004] S4 E10 N12 W6 S4 D4 L4 \$ U4 R4 N4 E6 S21 E9 S3 E9 N71\$.									