

LOT 190
IN OR 1233/1277
NORTH HAMPTON PHASE 1 PB 6/215

DELIZ JOSE/RODRIGUEZ GLADYS BRUNO
85145 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0190-0000



BUILDING CHARACTERISTICS		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		5	100
Bathrooms		3	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
BAS	3,076	100	3,076
FGR	596	55	328
FOP	84	30	25
FOP	400	30	120
TOTALS	4,156		3,549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,549	105.4620	125.24	444,477	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2006 Heated Area: 3076 HX Base Yr 2006											
85145 SHINNECOCK HILLS DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				404,474		
TOTAL MARKET OB/XF VALUE				37,543		
TOTAL LAND VALUE - MARKET				127,500		
TOTAL MARKET VALUE				569,517		
SOH/AGL Deduction				293,853		
ASSESSED VALUE				275,664		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				225,664		
TOTAL JUST VALUE				569,517		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				444,335		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	1,114.00	SF	4.00	4.00	100
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0845	KOOL DECK	0	100	0	0	750.00	SF	7.25	7.25	100
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100
5	0910	SCRN RM L	0	100	0	0	1,170.00	SF	15.00	15.00	100
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 37,543											
REVIEW DATE 04/23/2018 BY SBX											