LOT 192
IN OR 1835/1032
NORTH HAMPTON PHASE 1 PB 6/215

HOFFMAN DAVID M & RACHEL L
85177 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0192-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

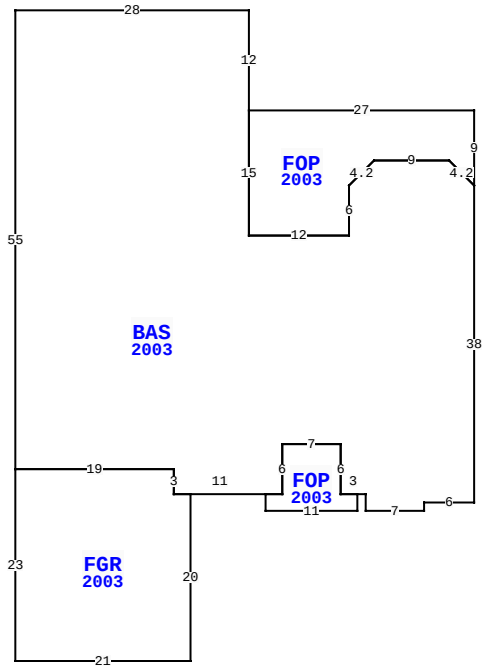
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,508	100	2,508	325,865
FGR	477	55	262	34,042
FOP	64	30	19	2,468
FOP	279	30	84	10,914
TOTALS	3,328		2,873	373,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,873	117.6504	139.71	401,387	2003	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2014 Heated Area: 2508 HX Base Yr 2014



85177 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		373,290
TOTAL MARKET OB/XF VALUE		7,908
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		508,698
SOH/AGL Deduction		240,262
ASSESSED VALUE		268,436
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,436
TOTAL JUST VALUE		508,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008847	REPAIR/RRF	20,000	10/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1835/1032	1/07/2013	WD	Q	I	02	265,000
GRANTOR: TRAN KELLY						
GRANTEE: HOFFMAN DAVID M & R						
1671/1299	3/17/2010	WD	U	I	12	187,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: TRAN KELLY						

BUILDING NOTES

EXTRA FEATURES

L N	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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,437.00	SF	4.00	4.00	100	2003	2003	3	84	4,828	

BUILDING DIMENSIONS

FOP=[YR=2003] W27 BAS=[YR=2003] N12 W28 S55 FGR=[YR=2003] S23 E21 N20 W2 N3 W19$ E19 S3 E11 FOP=[YR=2003] S2 E11 N2 W2 N6 W7 S6 W2$ E2 N6 E7 S6 E3 S2 E7 N1 E6 N38 L3 U3 W9 D3 L3 S6 W12 N15$ S15 E12 N6 R3 U3 E09 D3 R3 N9$.

LAND DESCRIPTION

TOTAL OB/XF 7,908

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS