LOT 193
IN OR 2190/225
NORTH HAMPTON PHASE 1 PB 6/215

BISHOP BRENDA A & ROBIN K
85191 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0193-0000

BUILDING CHARACTERISTICS

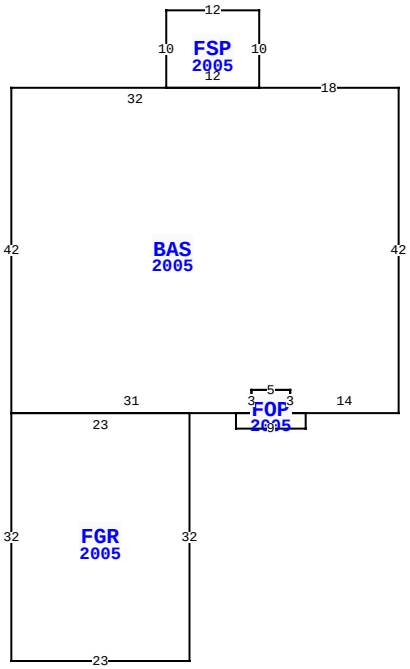
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,085	100	2,085	260,793
FGR	736	55	405	50,658
FOP	33	30	10	1,251
FSP	120	40	48	6,004
TOTALS	2,974		2,548	318,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,548	115.1136	136.70	348,312	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 2085 HX Base Yr 2019



85191 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,705
TOTAL MARKET OB/XF VALUE		8,325
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		454,530
SOH/AGL Deduction		206,996
ASSESSED VALUE		247,534
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,534
TOTAL JUST VALUE		454,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13519	NEW CONSTR	0	12/01/2004
E0414016	ELEC OTHER	1,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0225	4/11/2018	WD	Q	I	02	340,000
GRANTOR: MCCARTHY MARILYN E ET						
GRANTEE: BISHOP BRENDA A & R						
1605/1393	2/12/2009	QC	U	I	11	100
GRANTOR: MCCARTHY MARILYN E						
GRANTEE: MCCARTHY MARILYN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W12 S10 E12$ W32 S42 FGR=[YR=2005] S32 E23 N32 W23$ E31 FOP=[YR=2005] W2 S2 E9 N2 W2 N3 W5 S3$ N3 E5 S3 E14 N42$.

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	0812	CONCRETE C	0	100	0	0	1,487.00	SF	4.00	4.00	100	2005	2005	3	87	5,175	

LAND DESCRIPTION

TOTAL OB/XF 8,325

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/14/2017 BY SB Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS