LOT 196
IN OR 1574/1548
NORTH HAMPTON PHASE 1 PB 6/215

SELLOCK GEORGE D/ARROYO-SELLOCK MARIA T
85233 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034-8178

**2023**

**12-2N-27-1460-0196-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

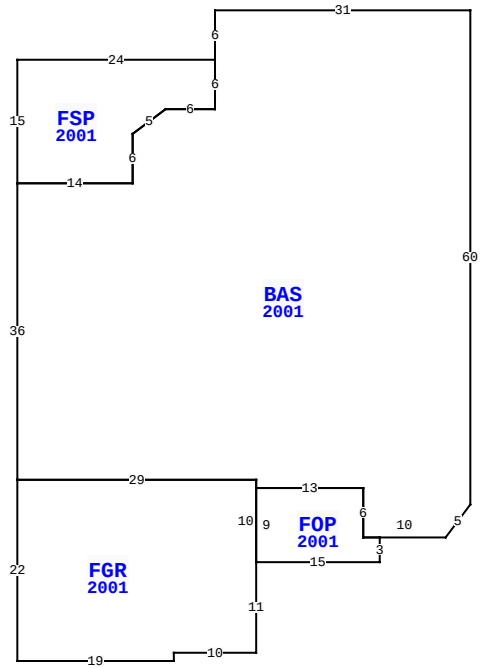
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,813 | 100 | 2,813 | 334,468 |
| FGR | 628 | 55 | 345 | 41,021 |
| FOP | 123 | 30 | 37 | 4,399 |
| FSP | 276 | 40 | 110 | 13,079 |
| TOTALS | 3,840 | | 3,305 | 392,966 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,305 | 110.0274 | 130.66 | 431,831 | 2004 | 2004 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 2813 HX Base Yr




85233 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 | | 392,966 |
| TOTAL MARKET OB/XF VALUE | | 8,285 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 528,751 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 528,751 |
| TOTAL EXEMPTION VALUE | 13 | 528,751 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 528,751 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 413,574 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311213 | NEW CONSTR | 209,731 | 06/02/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1574/1548 | 7/03/2008 | WD | Q | I | | 415,000 |
| GRANTOR: LAMBERT STEVEN D & RE | | | | | | |
| GRANTEE: SELLOCK GEORGE D & | | | | | | |
| 1265/1573 | 10/14/2004 | WD | Q | I | | 324,600 |
| GRANTOR: MORRISON HOMES INC | | | | | | |
| GRANTEE: LAMBERT STEVEN D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W31 S6 FSP=[YR=2001] W24 S15 E14 N6 U3 R4 E6 N6 $ S6 W6 D3 L4 S6 W14 S36 FGR=[YR=2001] S22 E19 N1 E10 N11 FOP=[YR=2001] E15 N3 W2 N6 W13 S9 $ N10 W29 $ E29 S1 E13 S6 E10 U4 R3 N60 $.

## 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 | 2004 | 2004 | 3 | 89 | 3,115 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,156.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 5,170 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,285

| 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 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS