

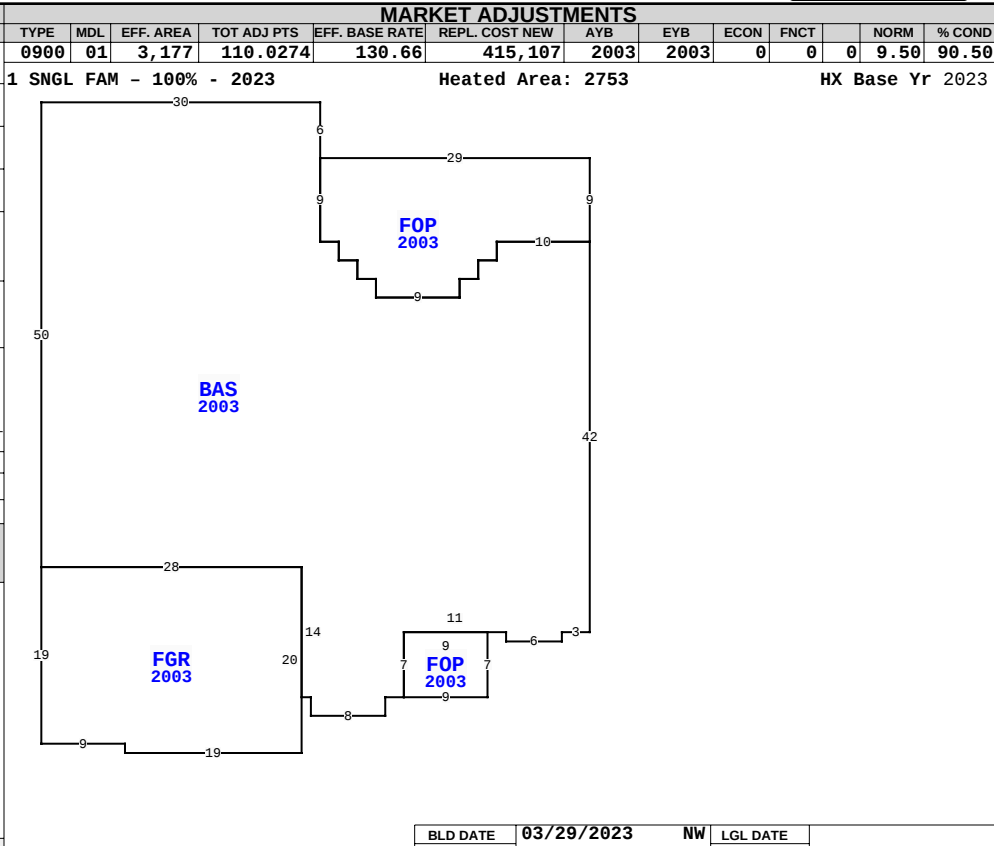


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,753	100	2,753	325,535
FGR	551	55	303	35,829
FOP	63	30	19	2,247
FOP	339	30	102	12,061
TOTALS	3,706		3,177	375,672

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0812	CONCRETE C	0	100	0	1,009.00	SF	4.00	4.00	100	2003



85269 SHINNECOCK HILLS DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW			LGL DATE			LAND DATE			AG DATE		
XF DATE											
INC DATE											

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,672
TOTAL MARKET OB/XF VALUE		6,470
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		509,642
SOH/AGL Deduction		115,063
ASSESSED VALUE		394,579
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		289,579
TOTAL JUST VALUE		509,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012673	SWIM POOL	50,000	08/18/2022
20006998	REPAIR/RRF	16,950	08/06/2020
E0310678	NEW CONSTR	2,000	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/0280	3/17/2022	SW	Q	I	01	529,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SPENCER SAFIYA & BE						
2509/1514	10/25/2021	WD	U	I	37	500,400
GRANTOR: HUTZLER CHARLES B						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS											
FOP=[YR=2003] W29 BAS=[YR=2003] N6 W30 S50 FGR=[YR=2003] S19 E9 S1 E19 N20 W28 \$ E28 S14 E1 S2 E8 N2 E2 FOP=[YR=2003] E9 N7 W9 S7 \$ N7 E11 S1 E6 N1 E3 N42 W10 S2 W2 S2 W2 S2 W9 N2 W2 N2 W2 N2 W2 N9\$ S9 E2 S2 E2 S2 E2 S2 E9 N2 E2 N2 E2 N2 E10 N9 \$.											

LAND DESCRIPTION										TOTAL OB/XF										6,470									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												