

LOT 210
IN OR 1145/876
NORTH HAMPTON PHASE 1 PB 6/215

ROBLEZ MARK & ELAINE
86103 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0210-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

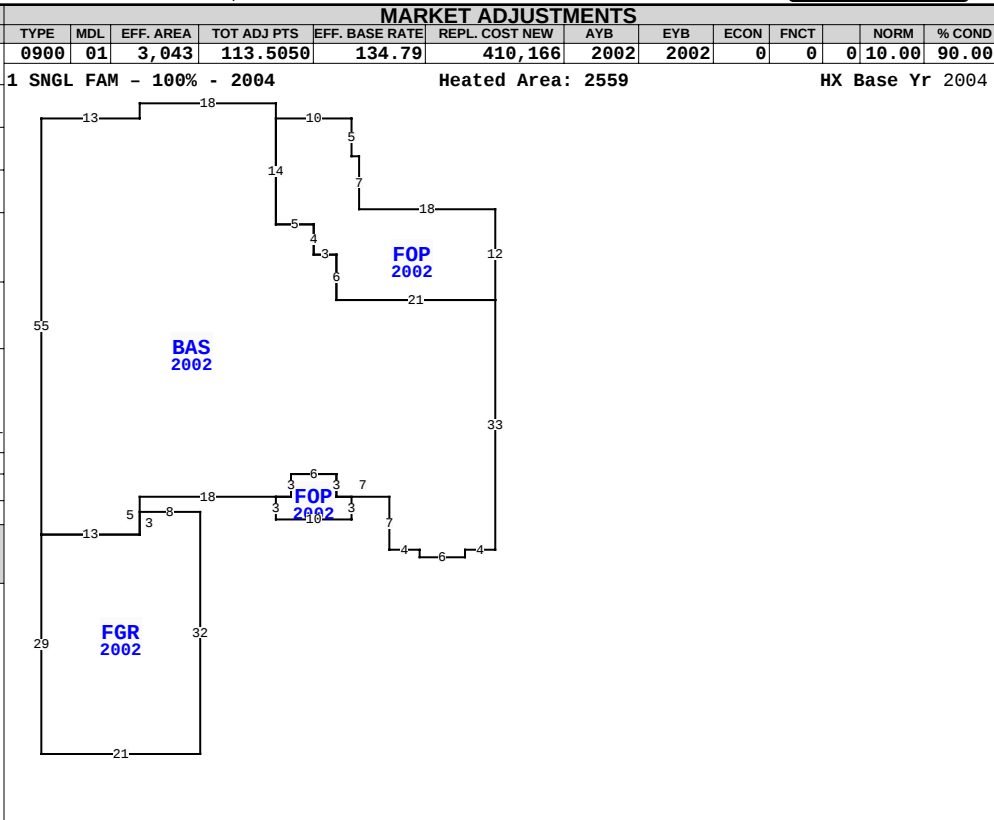
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,559	100	2,559	310,435
FGR	633	55	348	42,216
FOP	48	30	14	1,698
FOP	407	30	122	14,800

TOTALS	3,647		3,043	369,149
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,539.00	SF	4.00	
3	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	
4	0910	SCRN RM L	0 100	0	0	504.00	SF	15.00	
5	0855	CONC PAVER	0 100	0	0	224.00	SF	10.00	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



86103 SHELTER ISLAND DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0 100	0	0	1,539.00	SF	4.00	4.00	100	2002	2002	3	83	5,109	
3	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100	2005	2005	3	44	10,472	
4	0910	SCRN RM L	0 100	0	0	504.00	SF	15.00	15.00	100	2005	2005	3	27	2,041	
5	0855	CONC PAVER	0 100	0	0	224.00	SF	10.00	10.00	100	2005	2005	3	87	1,949	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	

TOTAL OB/XF										22,886									
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										369,149									
TOTAL MARKET OB/XF VALUE										22,886									
TOTAL LAND VALUE - MARKET										127,500									
TOTAL MARKET VALUE										519,535									
SOH/AGL Deduction										215,592									
ASSESSED VALUE										303,943									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										253,943									
TOTAL JUST VALUE										519,535									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										398,742									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003121	REPAIR/RRF	12,000	04/27/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1145/0876	6/16/2003	WD	Q	I		359,900			
GRANTOR:INTERVEST CONSTRUCTIO									
GRANTEE:ROBLEZ MARK & ELAIN									
1074/1234	8/13/2002	WD	U	V	19	590,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:INTERVEST CONSTRUCT									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2002] W18 N7 W1 N5 W10 BAS=[YR=2002] N2 W18 S2 W13 S55 FGR=[YR=2002] S29 E21 N32 W8 S3 W13 \$ E13 N5 E18 FOP=[YR=2002] S3 E10 N3 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E7 S7 E4 S1 E6 N1 E4 N33 W21 N6 W3 N4 W5 N14 \$ S14 E5 S4 E3 S6 E21 N12 \$.									