LOT 213
NORTH HAMPTON PHASE 1 PB 6/215

KING RAYMOND E
86163 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0213-0000

BUILDING CHARACTERISTICS

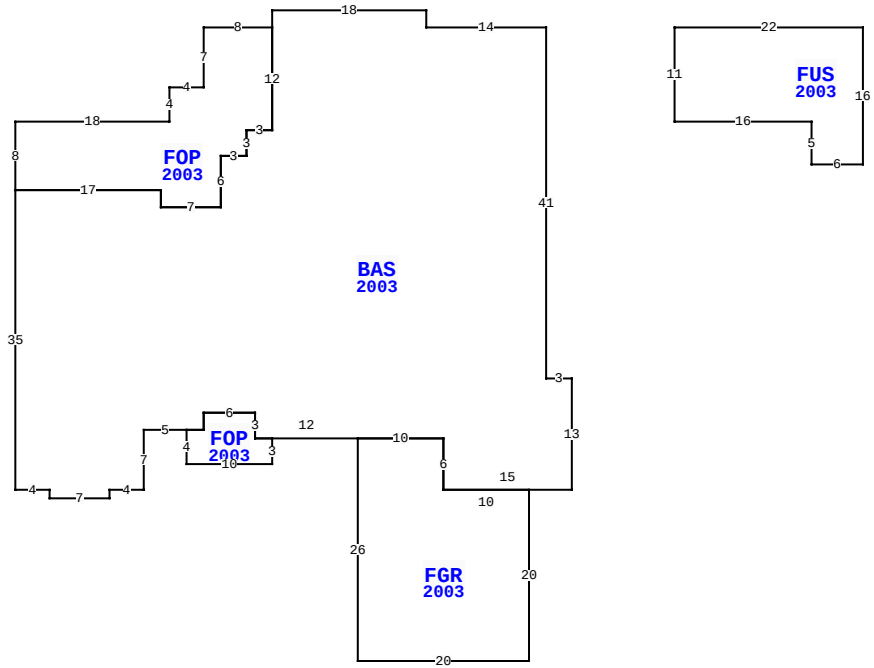
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,644	100	2,644	320,590
FGR	460	55	253	30,677
FOP	50	30	15	1,819
FOP	325	30	98	11,883
FUS	272	100	272	32,981
TOTALS	3,751		3,282	397,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,282	112.8288	133.98	439,722	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 0 Heated Area: 2916 HX Base Yr



86163 SHELTER ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,948
TOTAL MARKET OB/XF VALUE		7,844
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		533,292
SOH/AGL Deduction		214,558
ASSESSED VALUE		318,734
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,734
TOTAL JUST VALUE		533,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209908	NEW CONSTR	211,303	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0552	3/09/2023	WD	Q	I	01	636,000
GRANTOR: RICHARDS CHARLES L &						
GRANTEE: KING RAYMOND E						
1523/0270	9/05/2007	WD	U	I	01	100
GRANTOR: RICHARDS CHARLES L &						
GRANTEE: RICHARDS CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 N2 W18 S2 FOP=[YR=2003] W8 S7 W4 S4 W18 S8 E17 S2 E7 N6 E3 N3 E3 N12$ S12 W3 S3 W3 S6 W7 N2 W17 S35 E4 S1 E7 N1 E4 N7 E5 FOP=[YR=2003] S4 E10 N3 W2 N3 W6 S2 W2$ E2 N2 E6 S3 E12 FGR=[YR=2003] S26 E20 N20 W10 N6 W10 $ E10 S6 E15 N13 W3 N41$ PTR= E15 FUS=[YR=2003] E22 S16 W6 N5 W16 N11$ W15$.

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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,418.00	SF	4.00	4.00	100	2003	2003	3	84	4,764	

LAND DESCRIPTION

TOTAL OB/XF 7,844

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 05/04/2017 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS