

LOT 294
IN OR 1939/947
NORTH HAMPTON PHASE 1 PB 6/215

LUKACS STEPHEN
85290 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0294-0000



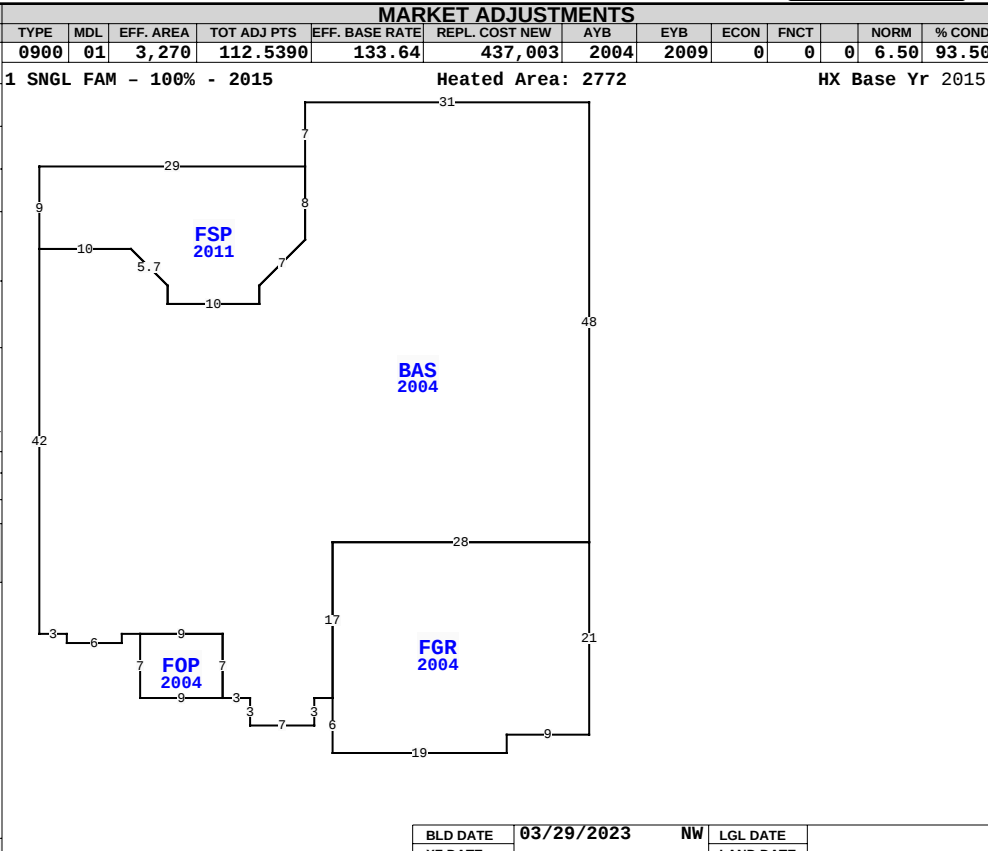
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,772	100	2,772	346,371
FGR	626	55	344	42,984
FOP	63	30	19	2,374
FSP	337	40	135	16,868
TOTALS	3,798		3,270	408,598

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,356.00	SF	4.00	4.00	
3	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100	0003	PUD	0.00	0.00	1.00	LT	



85290 SHINNECOCK HILLS DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
10,660											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										408,598	
TOTAL MARKET OB/XF VALUE										10,660	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										504,258	
SOH/AGL Deduction										208,353	
ASSESSED VALUE										295,905	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										245,905	
TOTAL JUST VALUE										504,258	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										411,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007321	REPAIR/RRF	17,025	09/01/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1939/0947	8/28/2014	WD	U	I	11	100			
GRANTOR: LITRICO CHARLES G & R									
GRANTEE: LUKACS STEPHEN									
1935/0362	8/28/2014	WD	Q	I	01	317,500			
GRANTOR: LITRICO CHARLES G & R									
GRANTEE: LUKACS STEPHEN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W31 S7 FSP=[YR=2011] W29 S9 E10 D4 R4 S2 E10 N2 U5 R5 N8\$ S8 D5 L5 S2 W10 N2 U4 L4 W10 S42 E3 S1 E6 N1 E2 FOP=[YR=2004] S7 E9 N7 W9\$ E9 S7 E3 S3 E7 N3 E2 FGR=[YR=2004] S6 E19 N2 E9 N21 W28 S17\$ N17 E28 N48\$.											