

HOUSER JOHN DAVID & DONNA LYNN
85246 SHINNECOCK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0297-0000

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	12	HARDWOOD	80						
Interior Floo	11	CLAY TILE	20						
Air Condition	03	CENTRAL	100						
Heating Type	04	AIR DUCTED	100						
Bedrooms		3 100							
Bathrooms		2.5 100							
Frame	02	WOOD FRAME	100						
Stories		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					
BAL	112	15	17	2,237					
BAS	1,575	100	1,575	207,302					
FGR	518	55	285	37,511					
FOP	36	30	11	1,447					
FSP	84	40	34	4,475					
FUS	596	100	596	78,446					
TOTALS		2,921		2,518	331,419				

85246 SHINNECOCK HILLS DR, FERNANDINA										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	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	0	0	713.00	SF	5.20	5.20	100	2004	2004	3	86	3,189	
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