LOT 302
NORTH HAMPTON PHASE 1 PB 6/215

MAIER SHARON &/COLE JAMES
85162 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0302-0000

BUILDING CHARACTERISTICS

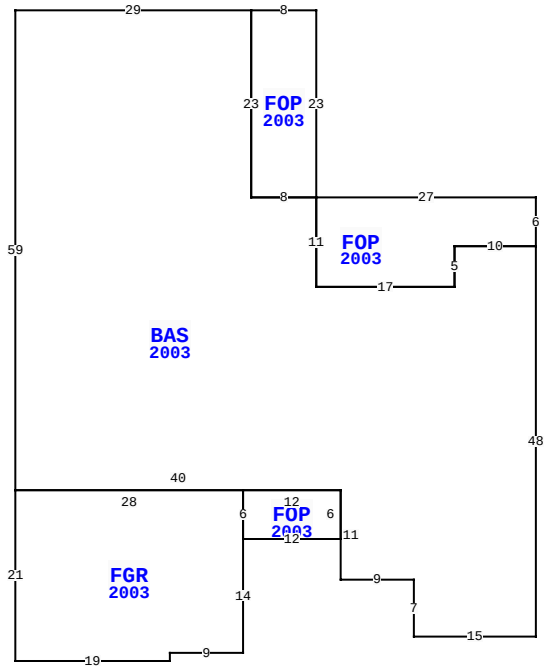
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,093	100	3,093	364,422
FGR	579	55	318	37,467
FOP	72	30	22	2,592
FOP	184	30	55	6,480
FOP	247	30	74	8,719
TOTALS	4,175		3,562	419,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,562	106.6905	126.69	451,270	2003	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 3093 HX Base Yr 2022



85162 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		419,681
TOTAL MARKET OB/XF VALUE		15,459
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		562,640
SOH/AGL Deduction		115,997
ASSESSED VALUE		446,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		396,643
TOTAL JUST VALUE		562,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009252	REPAIR/RRF	0	10/02/2020
E0310677	NEW CONSTR	2,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/1992	5/25/2021	WD	Q	I	01	590,000
GRANTOR: GREENE EDGAR B SR & C						
GRANTEE: MAIER SHARON & JAME						
2056/1005	6/21/2016	QC	U	I	11	100
GRANTOR: GREENE EDGAR B SR & C						
GRANTEE: GREENE EDGAR B SR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W27 FOP=[YR=2003] N23 W8 BAS=[YR=2003] W29 S59 FGR=[YR=2003] S21 E19 N1 E9 N14 FOP=[YR=2003] E12 N6 W12 S6$ N6 W28$ E40 S11 E9 S7 E15 N48 W10 S5 W17 N11 W8 N23$ S23 E8$ S11 E17 N5 E10 N6$.

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	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	2003	2003	3	84	3,592	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
3	0910	SCRN RM L	0	100	23	27	621.00	SF	15.00	15.00	100	2007	2007	3	35	3,260	
4	0855	CONC PAVER	0	100	27	23	621.00	SF	10.00	10.00	100	2007	2007	3	89	5,527	

LAND DESCRIPTION

TOTAL OB/XF 15,459

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	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							

REVIEW DATE 05/03/2021 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS