

LOT 186
IN OR 1275/302
NORTH HAMPTON PHASE 1 PB 6/215

LANDON RICHARD S & DIANA M
85087 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0186-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	

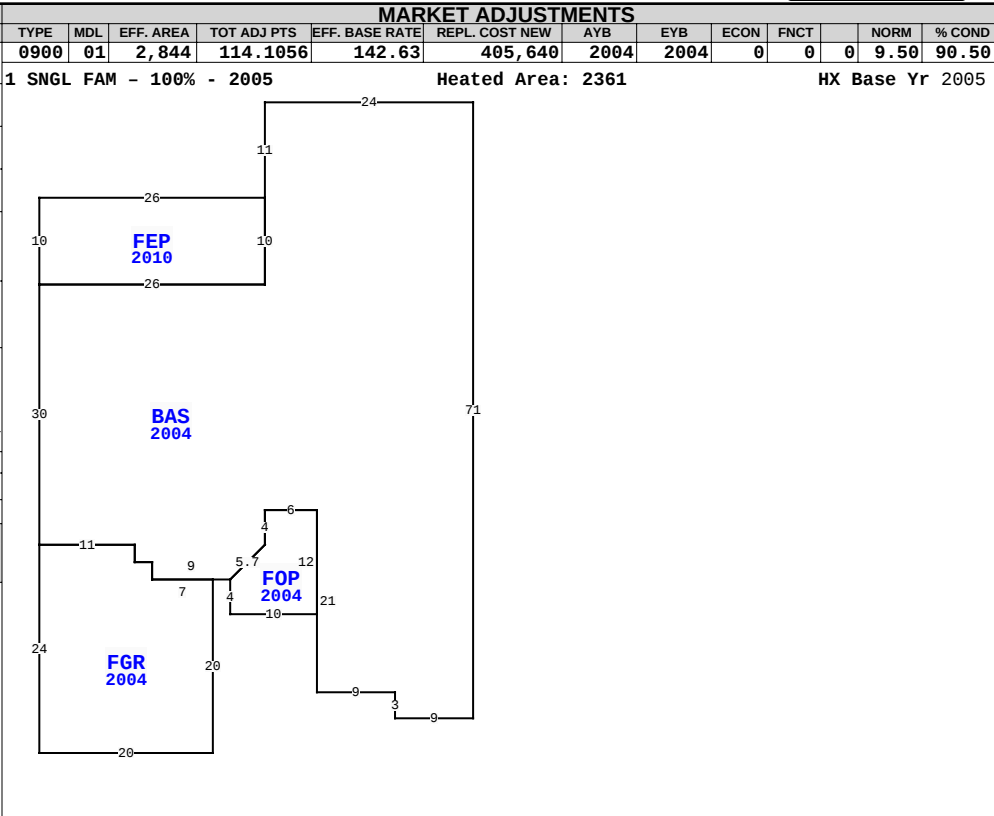
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2,361	304,758
FEP	260	80	208	26,849
FGR	448	55	246	31,754
FOP	96	30	29	3,743

TOTALS	3,165		2,844	367,104
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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	0811	CONCRETE B	0 100	0	0	726.00	SF	5.20	

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

REVIEW DATE 05/12/2019 BY KBA



85087 SHINNECOCK HILLS DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
6,251									

TOTAL OB/XF									
6,251									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		367,104	
TOTAL MARKET OB/XF VALUE		6,251	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		458,355	
SOH/AGL Deduction		226,361	
ASSESSED VALUE		231,994	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		181,994	
TOTAL JUST VALUE		458,355	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24168	REMODEL	1,200	12/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1275/0302	11/18/2004	WD	Q	I	
GRANTOR: MORRISON HOMES INC					SALE PRICE 289,000
GRANTEE: LANDON RICHARD S &					
1105/0943	1/06/2003	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					476,000
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W24 S11 FEP=[YR=2010] W26 S10 E26 N10\$ S10 W26 S30 FGR=[YR=2004] S24 E20 N20 W7 N2 W2 N2 W11\$ E11 S2 E2 S2 E9 FOP=[YR=2004] S4 E10 N12 W6 S4 D4 L4 \$ U4 R4 N4 E6 S21 E9 S3 E9 N71\$.									