

LOT 190
IN OR 1233/1277
NORTH HAMPTON PHASE 1 PB 6/215

DELIZ JOSE/RODRIGUEZ GLADYS BRUNO
85145 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0190-0000



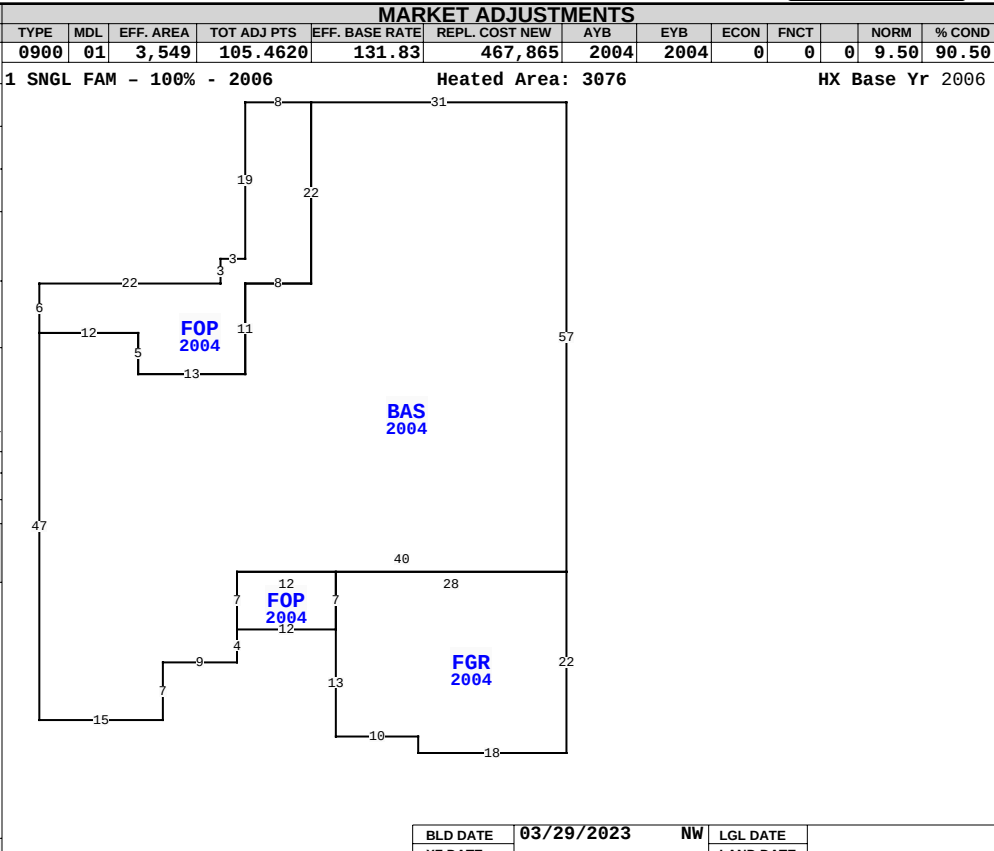
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
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	3,076	100	3,076	366,986
FGR	596	55	328	39,132
FOP	84	30	25	2,983
FOP	400	30	120	14,317
TOTALS	4,156		3,549	423,418

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,114.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0845	KOOL DECK	0	100	0	0	750.00	SF	7.25
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00
5	0910	SCRN RM L	0	100	0	0	1,170.00	SF	15.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00



85145 SHINNECOCK HILLS DR, FERNANDINA BEACH										LAND DATE	
										AG DATE	
XF DATE											
INC DATE											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1, 114.00	SF	4.00	4.00	100	2004	2004	3	84	3, 743		
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3, 080		
750.00	SF	7.25	7.25	100	2007	2007	3	88	4, 785		
420.00	SF	85.00	85.00	100	2007	2007	3	48	17, 136		
1, 170.00	SF	15.00	15.00	100	2007	2007	3	31	5, 441		
1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310		
1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620		

TOTAL OB/XF									
35,115									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		423,418	
TOTAL MARKET OB/XF VALUE		35,115	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		586,033	
SOH/AGL Deduction		302,099	
ASSESSED VALUE		283,934	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		233,934	
TOTAL JUST VALUE		586,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19695	ADDITION	10,695	04/01/2007
B18854	SWIM POOL	19,000	11/01/2006
B0311969	NEW CONSTR	228,134	11/03/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1233/1277	5/26/2004	WD	Q	I	
GRANTOR: MORRISON HOMES INC					SALE PRICE 322,300
GRANTEE: DELIZ JOSE & GLADYS					
1105/0943	1/06/2003	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W31 FOP=[YR=2004] W8 S19 W3 S3 W22 S6 E12 S5 E13 N11 E8 N22\$ S22 W8 S11 W13 N5 W12 S47 E15 N7 E9 N4 FOP=[YR=2004] E12 FGR=[YR=2004] S13 E10 S2 E18 N22 W28 S7\$ N7 W12 S7\$ N7 E40 N57\$.									