

LOT 193
IN OR 2190/225
NORTH HAMPTON PHASE 1 PB 6/215

BISHOP BRENDA A & ROBIN K
85191 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0193-0000



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 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,085	100	2,085	273,010
FGR	736	55	405	53,030
FOP	33	30	10	1,309
FSP	120	40	48	6,285

TOTALS	2,974	2,548	333,635
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EXTRA FEATURES		BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
L N	OB/XF CODE	DESCRIPTION														
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,487.00	SF	4.00	100	2005	2005	3	86	5,115	

LAND DESCRIPTION		TOTAL OB/XF
L N	USE CODE	CLS
1	000135	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,548	115.1136	143.89	366,632	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2019 Heated Area: 2085 HX Base Yr 2019											

85191 SHINNECOCK HILLS DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		333,635	
TOTAL MARKET OB/XF VALUE		8,230	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		469,365	
SOH/AGL Deduction		214,405	
ASSESSED VALUE		254,960	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		204,960	
TOTAL JUST VALUE		469,365	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13519	NEW CONSTR	0	12/01/2004
E0414016	ELEC OTHER	1,800	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2190/0225	4/11/2018	WD	Q	I	02
GRANTOR: MCCARTHY MARILYN E ET					
GRANTEE: BISHOP BRENDA A & R					
1605/1393	2/12/2009	QC	U	I	11
GRANTOR: MCCARTHY MARILYN E					
GRANTEE: MCCARTHY MARILYN E					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W18 FSP=[YR=2005] N10 W12 S10 E12\$ W32 S42	
FGR=[YR=2005] S32 E23 N32 W23\$ E31 FOP=[YR=2005] W2 S2 E9	
N2 W2 N3 W5 S3\$ N3 E5 S3 E14 N42\$.	