



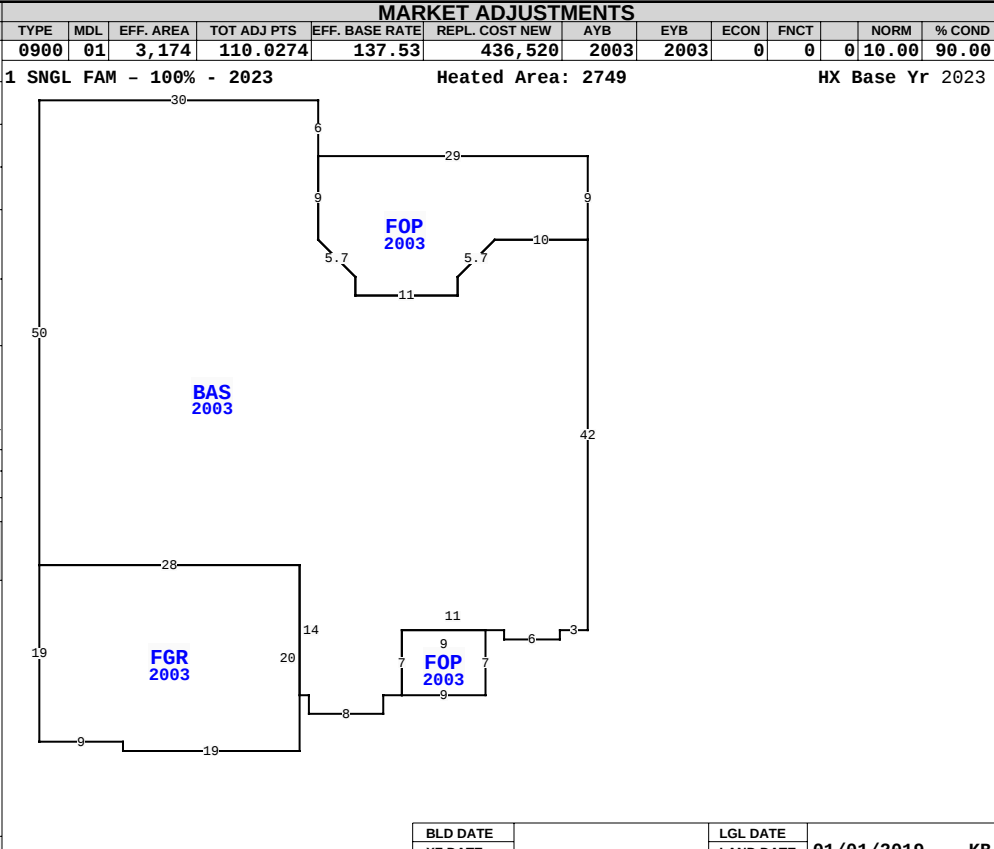
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,749	100	2,749	340,263
FGR	551	55	303	37,505
FOP	63	30	19	2,352
FOP	343	30	103	12,749
TOTALS	3,706		3,174	392,868

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2003
2	0811	CONCRETE B	0	100	0	0	1,009.00	SF	5.20	100	2003
3	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	100	2024
4	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	100	2024
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	100	2024

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



85269 SHINNECOCK HILLS DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						01/01/2019					
						KB					

TOTAL OB/XF											
58,060											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		392,868	
TOTAL MARKET OB/XF VALUE		58,060	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		578,428	
SOH/AGL Deduction		121,352	
ASSESSED VALUE		457,076	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,000	
BASE TAXABLE VALUE		352,076	
TOTAL JUST VALUE		578,428	
NCON VALUE		50,660	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		509,642	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002048	SCREEN ENCLOSURE	24,400	02/21/2024
22012673	SWIM POOL	50,000	08/18/2022
20006998	REPAIR/RRF	16,950	08/06/2020
E0310678	NEW CONSTR	2,000	01/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2548/0280	3/17/2022	SW	Q	I	01	529,000			
GRANTOR: ZILLOW HOMES PROPERTY									
GRANTEE: SPENCER SAFIYA & BE									
2509/1514	10/25/2021	WD	U	I	37	500,400			
GRANTOR: HUTZLER CHARLES B									
GRANTEE: ZILLOW HOMES PROPER									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2003;ORIG=-29,0] N6 W30 S50 E28 S14 E1 S2 E8 N2 E2 N7 E11 S1 E6 N1 E3 N42 W10 D4L4 S2 W11 N2 U4L4 N9 \$											
FGR=[YR=2003;ORIG=-59,44] S19 E9 S1 E19 N20 W28 \$											
FOP=[YR=2003;ORIG=0,0] W29 S9 D4R4 S2 E11 N2 U4R4 E10 N9 \$											
FOP=[YR=2003;ORIG=-20,58] E9 N7 W9 S7 \$											