LOT 208
NORTH HAMPTON PHASE 1 PB 6/215

TILSON HARRY A JR & PATRICIA E
86067 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0208-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

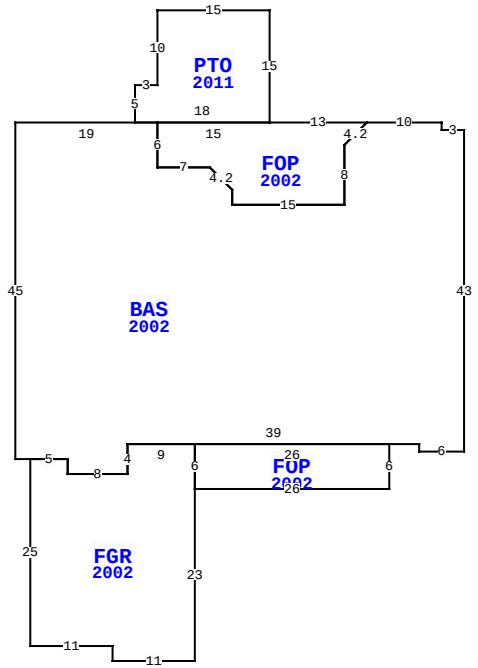
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,395	100	2,395	323,565
FGR	574	55	316	42,692
FOP	156	30	47	6,350
FOP	234	30	70	9,457
PTO	240	5	12	1,621
TOTALS	3,599		2,840	383,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,840	120.7584	150.95	428,698	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2003 Heated Area: 2395 HX Base Yr 2003



86067 SHELTER ISLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,685
TOTAL MARKET OB/XF VALUE		6,493
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		517,678
SOH/AGL Deduction		220,526
ASSESSED VALUE		297,152
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,152
TOTAL JUST VALUE		517,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210069	NEW CONSTR	178,565	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/86	4/09/2024	WD	Q	I	01	592,500
GRANTOR: WALTERS DAVID J JR						
GRANTEE: TILSON HARRY A JR &						
2625/0953	3/15/2023	LE	U	I	11	100
GRANTOR: WALTERS DAVID J DR						
GRANTEE: WALTERS SHANE PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 N1 W10 FOP=[YR=2002] W13PTO=[YR=2011] N15 W15 S10 W3 S5 E18 $ W15 S6 E7 D3 R3 S2 E15 N8 U3 R3 $ D3 L3 S8 W15 N2 U3 L3 W7 N6 W19 S45 E2 FGR=[YR=2002] S25 E11S2 E11 N23 FOP=[YR=2002] E26 N6 W26S6 $ N6 W9 S4 W8 N2 W5 $ E5 S2E8 N4 E39 S1 E6 N43 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,062.00	SF	4.00	4.00	100	2002	2002	3	82	3,483	

LAND DESCRIPTION

TOTAL OB/XF 6,493

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS