

LOT 210
IN OR 1145/876
NORTH HAMPTON PHASE 1 PB 6/215

ROBLEZ MARK & ELAINE
86103 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0210-0000



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	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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

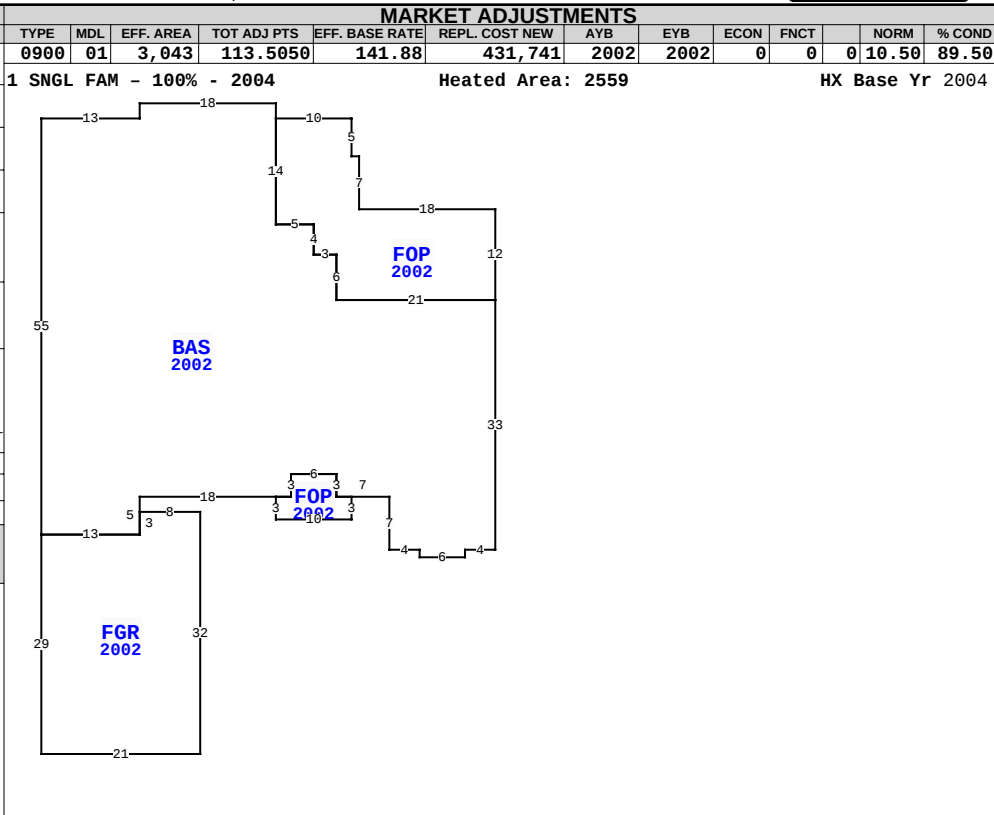
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,559	100	2,559	324,949
FGR	633	55	348	44,190
FOP	48	30	14	1,777
FOP	407	30	122	15,492

TOTALS	3,647	3,043	386,408
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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	0812	CONCRETE C	0 100	0	0	1,539.00	SF	4.00	
3	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	
4	0910	SCRN RM L	0 100	0	0	504.00	SF	15.00	
5	0855	CONC PAVER	0 100	0	0	224.00	SF	10.00	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



86103 SHELTER ISLAND DR, FERNANDINA BEACH, FL 32034

L N	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	1,539.00	SF	4.00	4.00	100	2002	2002	3	82	5,048	
3	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100	2005	2005	3	40	9,520	
4	0910	SCRN RM L	0 100	0	0	504.00	SF	15.00	15.00	100	2005	2005	3	24	1,814	
5	0855	CONC PAVER	0 100	0	0	224.00	SF	10.00	10.00	100	2005	2005	3	86	1,926	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	240	

TOTAL OB/XF										21,558						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		386,408	
TOTAL MARKET OB/XF VALUE		21,558	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		535,466	
SOH/AGL Deduction		222,405	
ASSESSED VALUE		313,061	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		263,061	
TOTAL JUST VALUE		535,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003121	REPAIR/RRF	12,000	04/27/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1145/0876	6/16/2003	WD	Q	I	
GRANTOR: INTERVEST CONSTRUCTION					SALE PRICE
GRANTEE: ROBLEZ MARK & ELAIN					359,900
1074/1234	8/13/2002	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					590,000
GRANTEE: INTERVEST CONSTRUCT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2002] W18 N7 W1 N5 W10 BAS=[YR=2002] N2 W18 S2 W13 S55 FGR=[YR=2002] S29 E21 N32 W8 S3 W13 \$ E13 N5 E18 FOP=[YR=2002] S3 E10 N3 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E7 S7 E4 S1 E6 N1 E4 N33 W21 N6 W3 N4 W5 N14 \$ S14 E5 S4 E3 S6 E21 N12 \$.									