LOT 218
IN OR 1082/1899
NORTH HAMPTON PHASE 1 PB 6/215

FACCIOLO V JAMES
86122 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

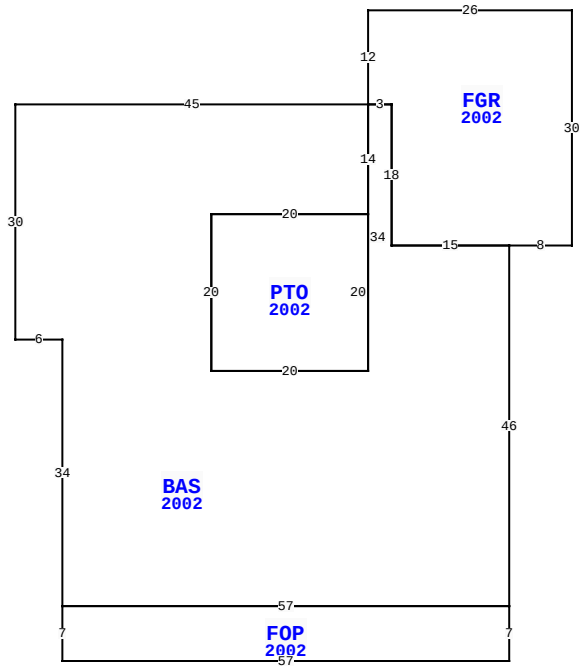
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	3,158	100	3,158	400,305
FGR	726	55	399	50,576
FOP	399	30	120	15,211
PTO	400	5	20	2,536
TOTALS	4,683		3,697	468,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,697	113.3055	141.63	523,606	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2003 Heated Area: 3158 HX Base Yr 2003



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

86122 SHELTER ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,627
TOTAL MARKET OB/XF VALUE		14,024
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		610,151
SOH/AGL Deduction		246,482
ASSESSED VALUE		363,669
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		308,669
TOTAL JUST VALUE		610,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/1899	9/26/2002	WD	Q	I		388,500
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: FACCIOLO V JAMES &						
1054/1207	5/08/2002	WD	U	V	09	470,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W20 S20 E20 N20 $ BAS=[YR=2002] N14 W45 S30 E6 S34 FOP=[YR=2002] S7 E57 N7 W57 $ E57 N46 FGR=[YR=2002] E8 N30 W26 S12 E3 S18 E15 $ W15 N18 W3 S34 W20 N20 E20 $.

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	0812	CONCRETE C	0	100	0	0	2,358.00	SF	4.00	4.00	100	2002	2002	3	82	7,734	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
3	0835	QUARY TILE	0	100	0	0	400.00	SF	10.00	10.00	100	2002	2002	3	82	3,280	

LAND DESCRIPTION

TOTAL OB/XF 14,024

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	000135	C	SFR CNSVTN	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