

LOT 221
IN OR 2070/1492
NORTH HAMPTON PHASE 1 PB 6/215

HURTADO JUAN M/VILLASENOR TANIA VANESSA G ET AL
86072 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0221-0000



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 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	3,256	100	3,256	389,508
FGR	853	55	469	56,105
FOP	68	30	20	2,393
FOP	375	30	112	13,398
FUS	839	100	839	100,367
TOTALS	5,391		4,696	561,771

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,580.00	SF	4.00
3	0910	SCRN RM L	0	0	0	0	2,475.00	SF	15.00
4	0861	POOL GUNIT	0	0	0	0	343.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	2,644.00	SF	10.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
7	0462	ST/AL FNC	0	0	192	4	768.00	SF	10.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,696	104.0256	130.03	610,621	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 0% - 0											
Heated Area: 4095						HX Base Yr					
The floor plan diagram illustrates a building layout with several labeled areas and their dimensions: FOP 2018: A rectangular area at the top left with dimensions 10.9, 4.2, 5, 4.2, 12.8, and 7. BAS 2007: A large central area with dimensions 53, 42, 9.2, 8.5, 43, 24, 19, 24, 15, 9, 23, 14, 14, 19, and 16. FOP 2007: A small rectangular area at the bottom left with dimensions 8, 4, 9, 4, and 16. FUS 2007: A rectangular area on the right with dimensions 24, 8.5, 19, 16, 18, 31, and 17. FGR 2007: A rectangular area at the bottom with dimensions 19, 24, and 15.											

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	06/25/2007	RK	LAND DATE
INC DATE			AG DATE

TOTAL OB/XF											
98,133											

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		561,771	
TOTAL MARKET OB/XF VALUE		98,133	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		787,404	
SOH/AGL Deduction		148,736	
ASSESSED VALUE		638,668	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		638,668	
TOTAL JUST VALUE		787,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		765,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011041	ADDITION	94,824	12/12/2017
M12693	TANKS/BLRS	0	02/01/2007
P11977	OTHER	0	01/01/2007
E18467	ELEC OTHER	1,500	12/01/2006
C18792	CO ISSUED	0	11/01/2006
B18792	NEW CONSTR	565,250	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2070/1492	9/08/2016	WD	Q	I	01
GRANTOR: BROUGHTON MATTHEW D &					
GRANTEE: HURTADO JUAN M ET A					
1885/0259	10/15/2013	WD	Q	I	02
GRANTOR: ROWLAND DANIEL & BROO					
GRANTEE: BROUGHTON MATTHEW D					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2007] U6 L6 N7 U6 L7 W7 FOP=[YR=2018] W42 S4 D9 R6 E16 N4 U3 R3 E5 D3 R3 U9 R9 \$ L9 D9 U3 L3 W5 D3 L3 S4 W16 U9 L6 N4 W9 S53 E16 N3 FOP=[YR=2007] E9 N4 W1 N4 W8 S8 \$ N8 E8 S4 E9 S7 FGR=[YR=2007] S14 E14 S19 E24 N24 W15 N9 W23 \$ E23 S9 E15 N43 \$ PTR= E30 FUS=[YR=2007] E24 U6 R6 E19 S16 W18 S7 W31N17 \$ W30 \$.									