

LOT 294
IN OR 1939/947
NORTH HAMPTON PHASE 1 PB 6/215

LUKACS STEPHEN
85290 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0294-0000



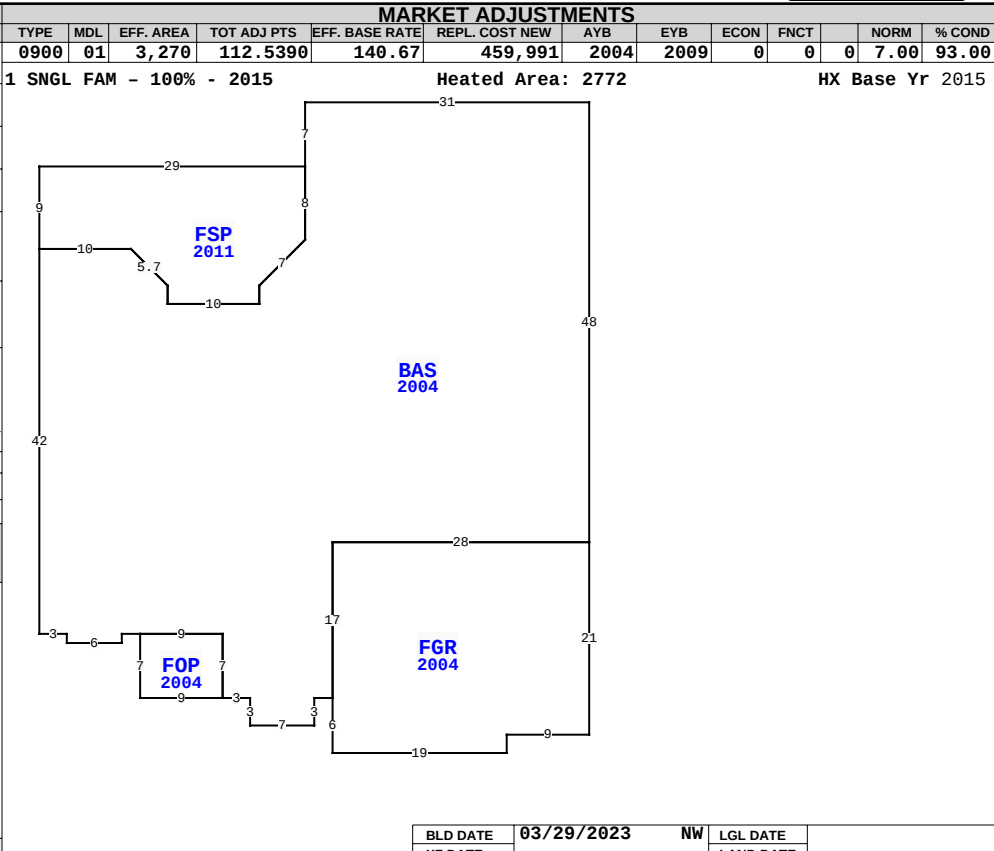
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,772	100	2,772	362,641
FGR	626	55	344	45,003
FOP	63	30	19	2,486
FSP	337	40	135	17,661
TOTALS	3,798		3,270	427,792

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	3,500.00	100	2004
2	0812	CONCRETE C	0	100	0	0	1,356.00	SF	4.00	4.00	100	2004
3	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2006

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000136	C	SFR INT	100	0003	PUD	0.00	0.00	1.00	LT		1.00



85290 SHINNECOCK HILLS DR, FERNANDINA BEACH										LAND DATE	
										AG DATE	
XF DATE											
INC DATE											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080		
1,356.00	SF	4.00	4.00	100	2004	2004	3	84	4,556		
600.00	SF	10.00	10.00	100	2006	2006	3	44	2,640		

TOTAL OB/XF												
10,276												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					427,792				
TOTAL MARKET OB/XF VALUE					10,276				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					523,068				
SOH/AGL Deduction					218,286				
ASSESSED VALUE					304,782				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					254,782				
TOTAL JUST VALUE					523,068				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					504,258				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007321	REPAIR/RRF	17,025	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/0947	8/28/2014	WD	U	I	11	100
GRANTOR: LITRICO CHARLES G & R						
GRANTEE: LUKACS STEPHEN						
1935/0362	8/28/2014	WD	Q	I	01	317,500
GRANTOR: LITRICO CHARLES G & R						
GRANTEE: LUKACS STEPHEN						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W31 S7 FSP=[YR=2011] W29 S9 E10 D4 R4 S2 E10 N2 U5 R5 N8\$ S8 D5 L5 S2 W10 N2 U4 L4 W10 S42 E3 S1 E6 N1 E2 FOP=[YR=2004] S7 E9 N7 W9\$ E9 S7 E3 S3 E7 N3 E2 FGR=[YR=2004] S6 E19 N2 E9 N21 W28 S17\$ N17 E28 N48\$.												