

KING WILLIAM & SONIA L
85262 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0296-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure08WD FR STUC 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type030514110304COMP SHNGL 100 DRYWALL 100 CARPET 70 CLAY TILE 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame4100310002WOOD FRAME 100

Stories Units Occupancy1.5001.5 1000 100NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

TOTALS49494064475334

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBEECONFNCTNORM% COND

0900014064103.3956129.24525,23120042004009.5090.50

1 SNGL FAM - 100% - 2022Heated Area: 3572HX Base Yr 2022

PTO 2016

UOP 2016

FOP 2004

BAS 2004

FGR 2004

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE475,334

TOTAL MARKET OB/XF VALUE13,057

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE615,891

SOH/AGL Deduction126,726

ASSESSED VALUE489,165

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE434,165

TOTAL JUST VALUE615,891

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE595,164

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSN CD SALE PRICE

2490/03298/18/2021WDQI01620,000

GRANTOR:DUGAN NATHAN J & KATH

GRANTEE:KING WILLIAM & SONI

1816/07089/25/2012WDQI01332,200

GRANTOR:FOSTER STEVEN P & MAR

GRANTEE:DUGAN NATHAN J & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 PTO=[YR=2016] N7 W33 S7 UOP=[YR=2016] S9 E9 FOP=[YR=2004] D8 R8 E10 U6 R6 N11 W6 S9 W18\$ E18 N9 W27\$ E33\$ S11 D6 L6 W10 U8 L8 W9 S56 E3 S4 E10 N4 E3 N8 FOP=[YR=2004] E14 FGR=[YR=2004] S18 E10 S2 E20 N21 W16 N2 W14 S3 \$ N3W1 L3 U3 W6 D3 L3 W1S3 \$ N3E1 U3 R3 E6 D3 R3 E15 S2 E16 N56 \$ PTR= E15 FUS 2004= E7 N3 E3 N13 E13 S32W16 N5 W7 N11 \$ W15 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200420043883,080

20462ST/AL FNC010000568.00SF10.0010.00100200420043362,045

30811CONCRETE B0100001,094.00SF5.205.20100200420043844,779

40911SCRN RM A010000231.00SF17.5017.50100201720173783,153

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRLC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500

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