LOT 298
NORTH HAMPTON PHASE 1 PB 6/215

WOOD RONALD L & JOY A
85224 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0298-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

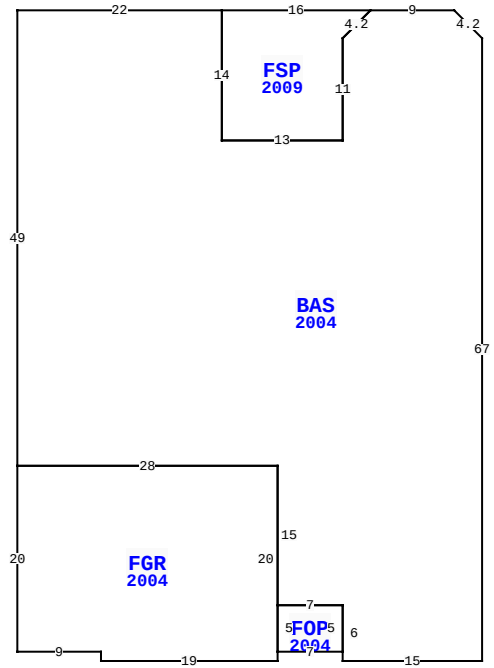
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,679	100	2,679	349,578
FGR	579	55	318	41,496
FOP	35	30	10	1,305
FSP	187	40	75	9,786
TOTALS	3,480		3,082	402,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,082	112.2492	140.31	432,435	2004	2009	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 2024 Heated Area: 2679 HX Base Yr



85224 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	402,165
TOTAL MARKET OB/XF VALUE	12,536
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	542,201
SOH/AGL Deduction	0
ASSESSED VALUE	542,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	542,201
TOTAL JUST VALUE	542,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007725	REPAIR/RRF	15,890	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1578	3/28/2024	WD	Q	I	02	600,000
GRANTOR: LIVELY THOMAS W & REB						
GRANTEE: WOOD RONALD L & JOY						
2400/1095	9/30/2020	WD	Q	I	01	410,000
GRANTOR: RUBIN MARK & LINDA						
GRANTEE: LIVELY THOMAS W & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W9 FSP=[YR=2009] W16 S14 E13 N11 U3 R3 $ L3 D3 S11 W13 N14 W22 S49 FGR=[YR=2004] S20 E9 S1 E19 N1 FOP=[YR=2004] E7 N5 W7 S5 $ N20 W28 $ E28 S15 E7 S6 E15 N67 $.

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	0	0	0	1,066.00	SF	4.00	4.00	100	2004	2004	3	84	3,582	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	0462	ST/AL FNC	0	0	0	0	1,236.00	SF	10.00	10.00	100	2004	2004	3	36	4,450	
4	0855	CONC PAVER	0	0	0	0	160.00	SF	10.00	10.00	100	2008	2008	3	89	1,424	

LAND DESCRIPTION

TOTAL OB/XF 12,536

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	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS