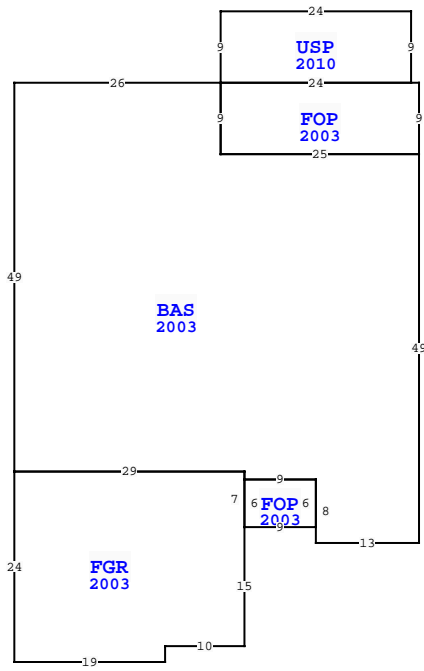


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	2,400	100	2,400
FGR	676	55	372
FOP	54	30	16
FOP	225	30	68
USP	216	30	65
TOTALS	3,571		2,921
			380,139

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,921	115.6764	144.60	422,377	2003	2003	0	0	10.00	90.00
1 SNGL FAM - 100% - 2011 Heated Area: 2400 HX Base Yr 2011											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			380,139
TOTAL MARKET OB/XF VALUE			7,802
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			515,441
SOH/AGL Deduction			276,488
ASSESSED VALUE			238,953
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			183,953
TOTAL JUST VALUE			515,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23976	ADDITION	4,001	10/01/2010
B0311212	NEW CONSTR	180,067	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/32	7/12/2023	QC	U	I	11	100
GRANTOR: KRUSA-DOSSIN MARY ANN						
GRANTEE: DOSSIN MICHAEL P						
2479/0570	6/11/2021	QC	U	I	11	100
GRANTOR: KRUSA-DOSSIN MARY ANN						
GRANTEE: KRUSA-DOSSIN MARY A						

EXTRA FEATURES																
L N	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		4.00	4.00	100	2003	2003	3	83	3,692	
2	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2010	2010	3	91	1,065	

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

BUILDING NOTES	
85128 SHINNECOCK HILLS DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2003] W1USP=[YR=2010] N9 W24 S9 E24 \$	
W24BAS=[YR=2003] W26 S49 FGR=[YR=2003] S24 E19 N2 E10 N15	
FOP=[YR=2003] E9 N6 W9 S6\$ N7 W29\$ E29 S1 E9 S8 E13 N49 W25	
N9\$ S9 E25 N9\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							