LOT 186
IN OR 1275/302
NORTH HAMPTON PHASE 1 PB 6/215

LANDON RICHARD S & DIANA M
85087 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0186-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

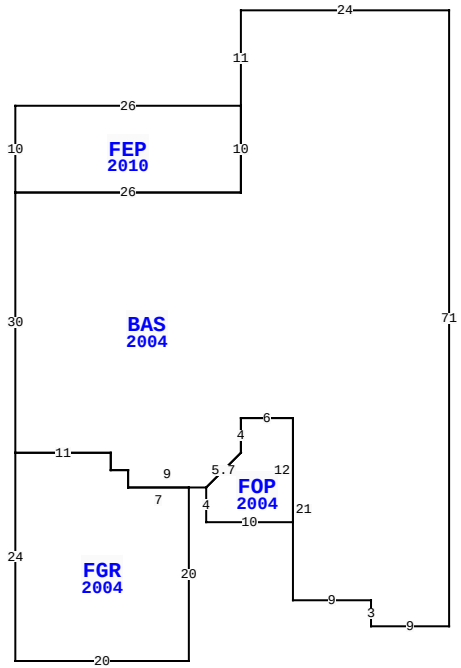
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2004	2,361	320,053
FEP	260	80	2010	208	28,196
FGR	448	55	2004	246	33,348
FOP	96	30	2004	29	3,931
TOTALS	3,165			2,844	385,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,844	114.1056	150.62	428,363	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2361 HX Base Yr 2005



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

85087 SHINNECOCK HILLS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		385,527
TOTAL MARKET OB/XF VALUE		6,178
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		476,705
SOH/AGL Deduction		237,983
ASSESSED VALUE		238,722
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,000
TOTAL JUST VALUE		476,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24168	REMODEL	1,200	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/0302	11/18/2004	WD	Q	I		289,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: LANDON RICHARD S &						
1105/0943	1/06/2003	WD	U	V	19	476,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 S11 FEP=[YR=2010] W26 S10 E26 N10$ S10 W26 S30 FGR=[YR=2004] S24 E20 N20 W7 N2 W2 N2 W11$ E11 S2 E2 S2 E9 FOP=[YR=2004] S4 E10 N12 W6 S4 D4 L4 $ U4 R4 N4 E6 S21 E9 S3 E9 N71$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	726.00	SF	5.20	5.20	100	2004	2004	3	83	3,133	

LAND DESCRIPTION

TOTAL OB/XF 6,178

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS