



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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

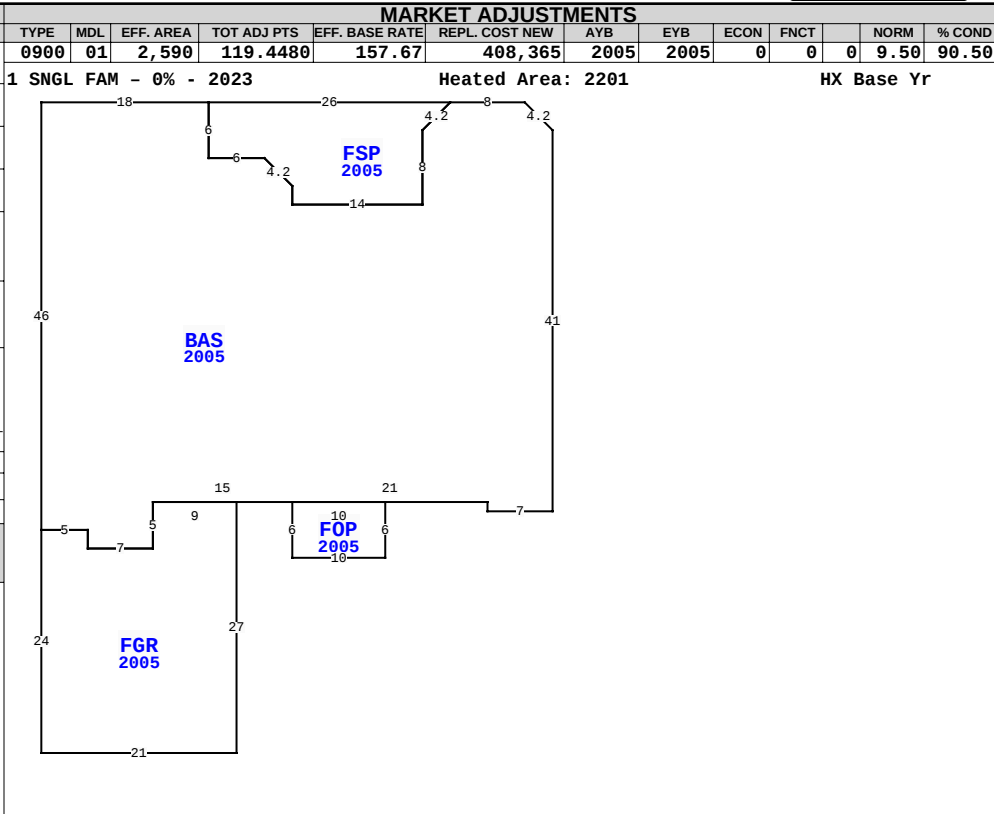
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2005	2,201	314,064
FGR	517	55	2005	284	40,524
FOP	60	30	2005	18	2,568
FSP	217	40	2005	87	12,414
TOTALS	2,995			2,590	369,570

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	671.00	SF	5.20	5.20	100	2005	2005	3	84	2,931	

LAND DESCRIPTION			TOTAL OB/XF 6,011														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500



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

85099 SHINNECOCK HILLS DR, FERNANDINA BEACH																	
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		369,570	
TOTAL MARKET OB/XF VALUE		6,011	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		503,081	
SOH/AGL Deduction		0	
ASSESSED VALUE		503,081	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		503,081	
TOTAL JUST VALUE		503,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15260	ELEC OTHER	1,500	07/01/2005
M10073	MECH OTHER	0	07/01/2005
P0509552	OTHER	0	06/01/2005
R0507654	REPAIR/RRF	3,500	05/01/2005
B0515248	NEW CONSTR	317,300	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2597/0689	10/14/2022	WD U	I	I	16	242,500	
GRANTOR: SHORES DAVID SKOTT &							
GRANTEE: SHORES LILLIAN CARL							
2563/1343	5/16/2022	FJ U	I	I	11	0	
GRANTOR: SHORES CARL D							
GRANTEE: SHORES DAVID S & LI							

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
BAS=[YR=2005] U3 L3 W8 FSP=[YR=2005] W26 S6 E6 R3 D3 S2 E14 N8 U3 R3 \$ L3 D3 S8 W14 N2 U3 L3 W6 N6 W18 S46 FGR=[YR=2005] S24 E21 N27 W9 S5 W7 N2 W5\$ E5 S2 E7 N5 E15 FOP=[YR=2005] S6 E10 N6 W10\$ E21 S1 E7 N41\$.																	