

POSTIGLIONE JOHN G & ELIZABETH
862545 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0188-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100
IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1. 1. 100
0 100
00 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
VALUE

BAS2,48910020042,489330,370

FGR48055200426435,042

FOP61302004182,390

FSP26040200410413,804

TOTALS3,2902,875381,604

MARKET ADJUSTMENTS

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

0900012,875111.7284147.48424,005200420040010.0090.00

1 SNGL FAM - 0% - 2024Heated Area: 2489HX Base Yr

BLD DATE03/29/2023NW

XF DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE381,604

TOTAL MARKET OB/XF VALUE6,243

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE515,347

SOH/AGL Deduction0

ASSESSED VALUE515,347

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE515,347

TOTAL JUST VALUE515,347

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE497,194

SAMPLE DIMENSIONS

PERMIT NUMDESCRIPTIONAMTISSUED

20005183ROOF7,60007/28/2020

B0311216NEW CONSTR181,99006/02/2003

SALES DATA

OFF RECORD TYPE Q U I V I RSN SALE
NumberINSTDATECDPRICE

2598/046510/19/2022WDQI02470,000

GRANTOR:EASON HUGH A & MARSHA

GRANTEE:POSTIGLIONE JOHN GE

1367/072811/16/2005WDQI365,000

GRANTOR:DELP DONALD R & REBEC

GRANTEE:EASON HUGH A & MARS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 S11 FSP=[YR=2004] W26 S10 E26 N10\$ S10 W26
S34 FGR=[YR=2004] S24 E20 N24 W20\$ E22 FOP=[YR=2004] E10 N8
W7 S5 L3 D3 \$ U3 R3 N5 E7 S22 E4 D3 R3 E5 U3 R3 E4 N69\$.

EXTRA FEATURES

85119 SHINNECOCK HILLS DR, FERNANDINA BEACH

BLD DATE03/29/2023NW

XF DATE

LGL DATE

LAND DATE

AG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDOYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200420043873,045

20811CONCRETE B0000741.00SF5.205.20100200420043833,198

LAND DESCRIPTION

TOTAL OB/XF6,243

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDOTADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL0PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500PRINTED 07/30/2025 BY SYS