LOT 189
NORTH HAMPTON PHASE 1 PB 6/215

FRAME TOMMY N/LONG CHERISH D M
85133 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0189-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

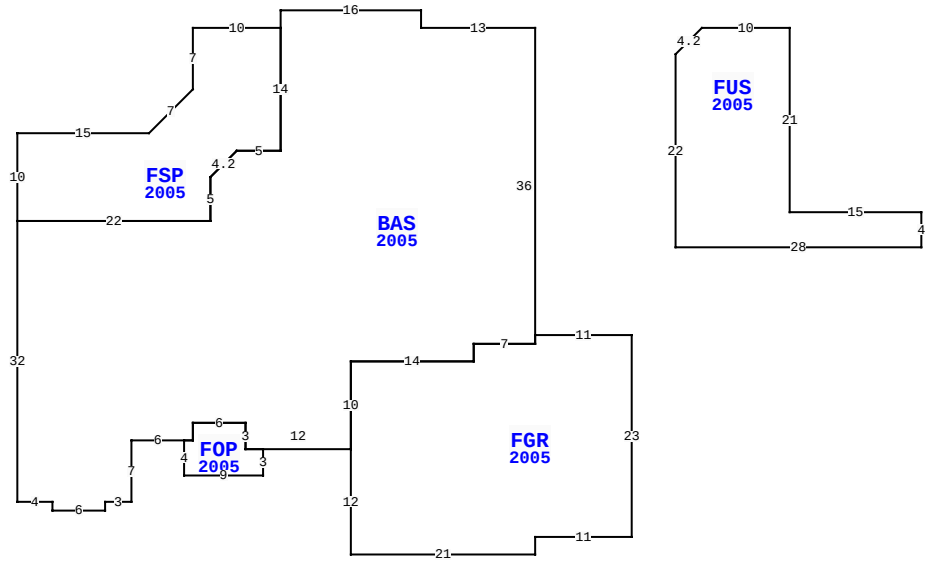
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	2005	2,099	276,125
FGR	729	55	2005	401	52,752
FOP	46	30	2005	14	1,842
FSP	373	40	2005	149	19,601
FUS	381	100	2005	381	50,121
TOTALS	3,628			3,044	400,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,044	110.1240	145.36	442,476	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 2480 HX Base Yr 2020



85133 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		400,441
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		539,241
SOH/AGL Deduction		297,202
ASSESSED VALUE		242,039
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,317
TOTAL JUST VALUE		539,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14408	ELEC OTHER	0	02/01/2005
M09152	MECH OTHER	0	02/01/2005
B13820	NEW CONSTR	0	01/01/2005
E0414015	ELEC OTHER	1,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0519	3/15/2019	WD	Q	I	01	385,000
GRANTOR: KENDALL BRIAN R & CRY						
GRANTEE: FRAME TOMMY N & CHE						
1557/1144	3/26/2008	WD	Q	I		395,000
GRANTOR: BENZ AMY L & NANCI R						
GRANTEE: KENDALL BRIAN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 N2 W16 S2 FSP=[YR=2005] W10 S7 D5 L5 W15 S10 E22 N5 U3 R3 E5 N14 $ S14 W5 D3 L3 S5 W22 S32 E4 S1 E6 N1 E3 N7 E6 FOP=[YR=2005] S4 E9 N3 W2 N3 W6 S2 W1$ E1 N2 E6 S3 E12 FGR=[YR=2005] S12 E21 N2 E11 N23 W11 S1 W7 S2 W14 S10$ N10 E14 N2 E7 N36$ PTR=E16 S3 FUS=[YR=2005] S22 E28 N4 W15 N21 W10 D3 L3 $ N3 W16$.

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	0855	CONC PAVER	0	100	0	0	185.00	SF	10.00	10.00	100	2018	2018	3	97	1,795	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0812	CONCRETE C	0	100	0	0	1,205.00	SF	4.00	4.00	100	2005	2005	3	84	4,049	
4	0911	SCRN RM A	0	100	0	0	239.00	SF	17.50	17.50	100	2005	2005	3	22	920	
5	0845	KOOL DECK	0	100	0	0	239.00	SF	7.25	7.25	100	2005	2005	3	84	1,456	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS