

LOT 191
IN OR 1450/1311
NORTH HAMPTON PHASE 1 PB 6/215

FITZGERALD DAVID R/PAUL ADELE D
85161 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0191-0000



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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

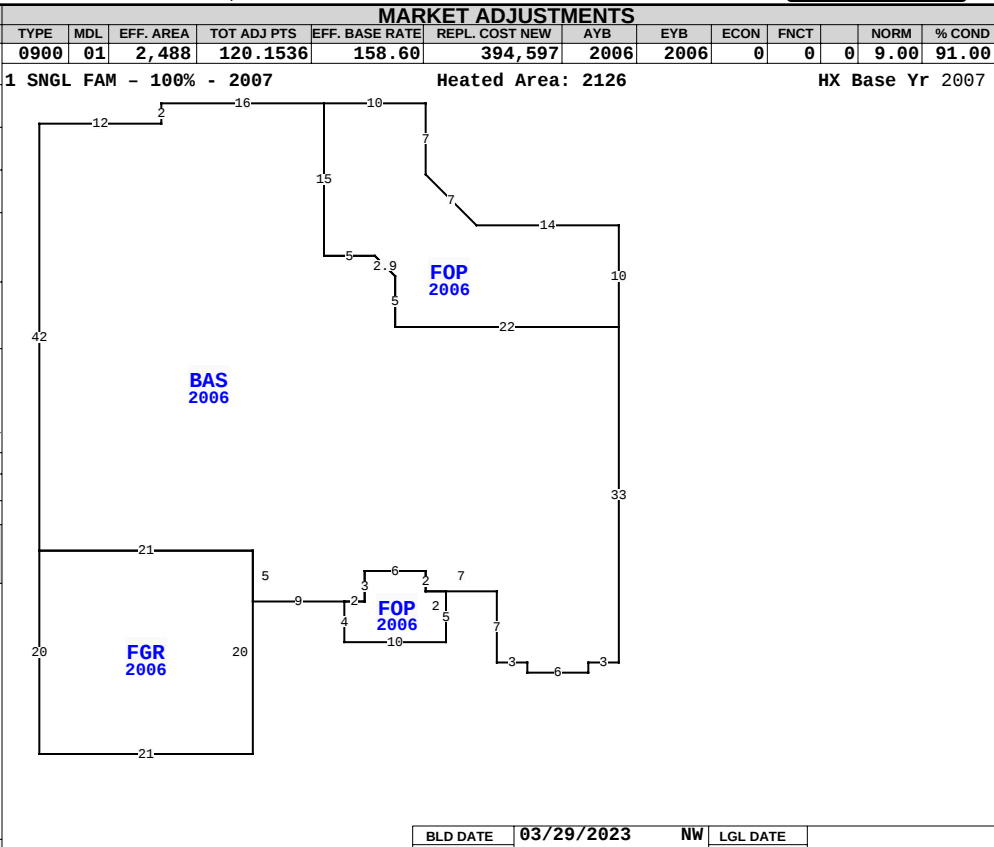
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2006	2,126	306,837
FGR	420	55	2006	231	33,340
FOP	60	30	2006	18	2,598
FOP	376	30	2006	113	16,309
TOTALS	2,982			2,488	359,083

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20
3	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00
4	0910	SCRN RM L	0	100	0	0	594.00	SF	15.00
5	0845	KOOL DECK	0	100	0	0	295.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



85161 SHINNECOCK HILLS DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
20,938									

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	359,083								
TOTAL MARKET OB/XF VALUE	20,938								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	507,521								
SOH/AGL Deduction	212,585								
ASSESSED VALUE	294,936								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	244,214								
TOTAL JUST VALUE	507,521								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	491,734								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17544	ADDITION	7,937	10/31/2006
M11494	MECH OTHER	0	05/01/2006
E17076	ELEC OTHER	1,500	04/01/2006
P10903	OTHER	0	03/01/2006
C17243	CO ISSUED	424,873	02/01/2006
R08977	REPAIR/RRF	3,500	02/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1450/1311	10/09/2006	WD	Q	I		541,200			
GRANTOR: INTERVEST CONSTRUCTIO									
GRANTEE: FITZGERALD DAVID R									
1184/0351	10/28/2003	WD	U	V	19	440,000			
GRANTOR: NORTH HAMPTON LLC									
GRANTEE: INTERVEST CONSTRUCT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006]	N10	W14	U5	L5	N7	W10	S15	E5	D2
BAS=[YR=2006]	W22	N5	U2	L2	W5	N15	W16	S2	W12
FGR=[YR=2006]	S20	E21	N20	W21	S	E21	S5	E9	FOP=[YR=2006]
E10	N5	W2	N2	W6	S3	W2	S	E2	N3
E6	S2	E7	S7	E3	S1	E6	N1	E3	N33
S									

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