LOT 192
IN OR 1835/1032
NORTH HAMPTON PHASE 1 PB 6/215

**HOFFMAN DAVID M & RACHEL L**
85177 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1460-0192-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

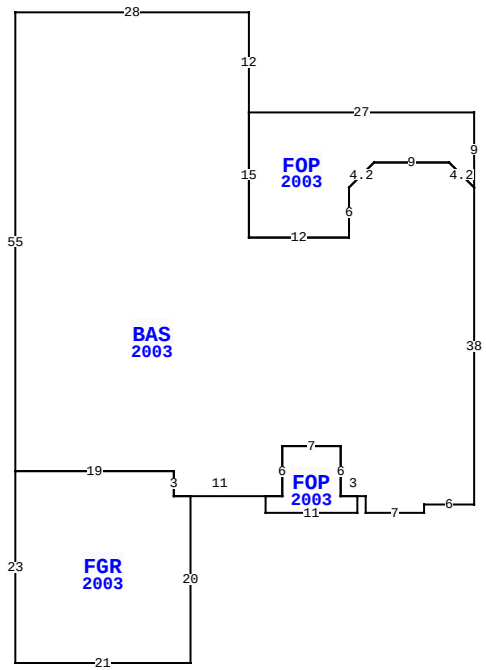
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 2,508 | 100 | 2003 | 2,508 | 358,333 |
| FGR | 477 | 55 | 2003 | 262 | 37,434 |
| FOP | 64 | 30 | 2003 | 19 | 2,715 |
| FOP | 279 | 30 | 2003 | 84 | 12,001 |
| TOTALS | 3,328 | | | 2,873 | 410,483 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,873 | 117.6504 | 155.30 | 446,177 | 2003 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 100% - 2014 Heated Area: 2508 HX Base Yr 2014




85177 SHINNECOCK HILLS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 01/01/2019 KB |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 410,483 |
| TOTAL MARKET OB/XF VALUE | | 7,723 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 545,706 |
| SOH/AGL Deduction | | 261,199 |
| ASSESSED VALUE | | 284,507 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 233,785 |
| TOTAL JUST VALUE | | 545,706 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 526,131 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008847 | REPAIR/RRF | 20,000 | 10/15/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1835/1032 | 1/07/2013 | WD | Q | I | 02 | 265,000 |
| GRANTOR: TRAN KELLY | | | | | | |
| GRANTEE: HOFFMAN DAVID M & R | | | | | | |
| 1671/1299 | 3/17/2010 | WD | U | I | 12 | 187,000 |
| GRANTOR: US BANK NATIONAL ASSO | | | | | | |
| GRANTEE: TRAN KELLY | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,437.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 82 | 4,713 | |

## BUILDING DIMENSIONS

FOP=[YR=2003] W27 BAS=[YR=2003] N12 W28 S55 FGR=[YR=2003] S23 E21 N20 W2 N3 W19$ E19 S3 E11 FOP=[YR=2003] S2 E11 N2 W2 N6 W7 S6 W2$ E2 N6 E7 S6 E3 S2 E7 N1 E6 N38 L3 U3 W9 D3 L3 S6 W12 N15$ S15 E12 N6 R3 U3 E09 D3 R3 N9$ .

## LAND DESCRIPTION

TOTAL OB/XF 7,723

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 127,500.00 | 127,500.00 | 127,500 | | | | | | | |

REVIEW DATE 03/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS