



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

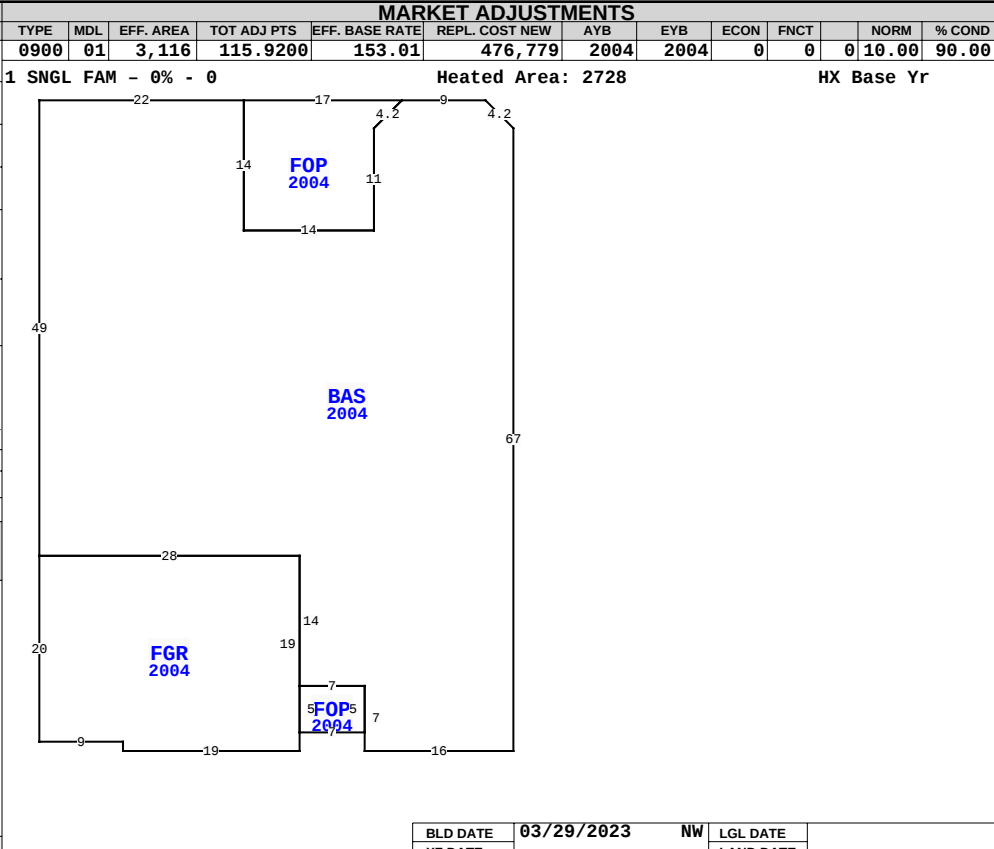
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,728	100	2004	2,728	375,670
FGR	579	55	2004	318	43,791
FOP	35	30	2004	10	1,377
FOP	201	30	2004	60	8,263
TOTALS	3,543			3,116	429,101

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	994.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	0	0	0	400.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	0	0	0	556.00	SF	10.00	10.00	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	
6	0911	SCRN RM A	0	0	39	26	1,014.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT	



85203 SHINNECOCK HILLS DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
27,643											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		429,101	
TOTAL MARKET OB/XF VALUE		27,643	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		584,244	
SOH/AGL Deduction		112,744	
ASSESSED VALUE		471,500	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		471,500	
TOTAL JUST VALUE		584,244	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		565,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412547	SWIM POOL	6,750	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/0473	9/21/2022	WD U	I	11		100	
GRANTOR: SNYDER DAVID L & SHAN							
GRANTEE: SNYDER MACKENZIE L							
2298/0487	8/16/2019	WD Q	I	01		400,000	
GRANTOR: HARRIS ARNOLD T JR &							
GRANTEE: SNYDER DAVID L & SH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] L3 U3 W9 FOP=[YR=2004] W17 S14 E14 N11 U3 R3 \$ D3 L3 S11 W14 N14W22 S49 FGR=[YR=2004] S20 E9 S1 E19 N2 FOP=[YR=2004] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S7 E16 N67 \$.											