LOT 198
NORTH HAMPTON PHASE 1 PB 6/215

GAYLE BEVERLY/SPENCER SAFIYA
85269 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0198-0000

BUILDING CHARACTERISTICS

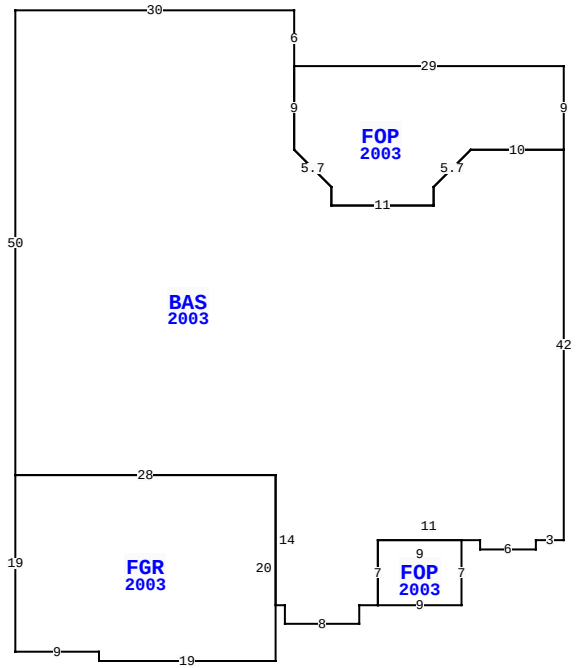
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,749	100	2003	2,749	357,342
FGR	551	55	2003	303	39,387
FOP	63	30	2003	19	2,470
FOP	343	30	2003	103	13,389
TOTALS	3,706			3,174	412,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,174	110.0274	145.24	460,992	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 2749 HX Base Yr 2023



85269 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,588
TOTAL MARKET OB/XF VALUE		83,511
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		623,599
SOH/AGL Deduction		126,860
ASSESSED VALUE		496,739
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		391,017
TOTAL JUST VALUE		623,599
NCON VALUE		26,408
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002048	SCREEN ENCLOSURE	24,400	02/21/2024
22012673	SWIM POOL	50,000	08/18/2022
20006998	REPAIR/RRF	16,950	08/06/2020
E0310678	NEW CONSTR	2,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0280	3/17/2022	SW	Q	I	01	529,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SPENCER SAFIYA & BE						
2509/1514	10/25/2021	WD	U	I	37	500,400
GRANTOR: HUTZLER CHARLES B						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-29,0] N6 W30 S50 E28 S14 E1 S2 E8 N2 E2 N7 E11 S1 E6 N1 E3 N42 W10 D4L4 S2 W11 N2 U4L4 N9 $
FGR=[YR=2003;ORIG=-59,44] S19 E9 S1 E19 N20 W28 $
FOP=[YR=2003;ORIG=0,0] W29 S9 D4R4 S2 E11 N2 U4R4 E10 N9 $
FOP=[YR=2003;ORIG=-20,58] E9 N7 W9 S7 $
.

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	0811	CONCRETE B	0	100	0	0	1,009.00	SF	5.20	5.20	100	2003	2003	3	82	4,302	
3	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2024	2023		100	8,200	
4	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2024	2023		98	39,651	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0911	SCRN RM A	0	100	0	0	1,509.00	SF	17.50	17.50	100	2025	2024		100	26,408	

LAND DESCRIPTION

TOTAL OB/XF 83,511

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 07/02/2024 BY KWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS