

LOT 200  
IN OR 1290/1936  
NORTH HAMPTON PHASE 1 PB 6/215

TIMMINS PETER A & TERESA J  
85291 SHINNECOCK HILLS DR  
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0200-0000

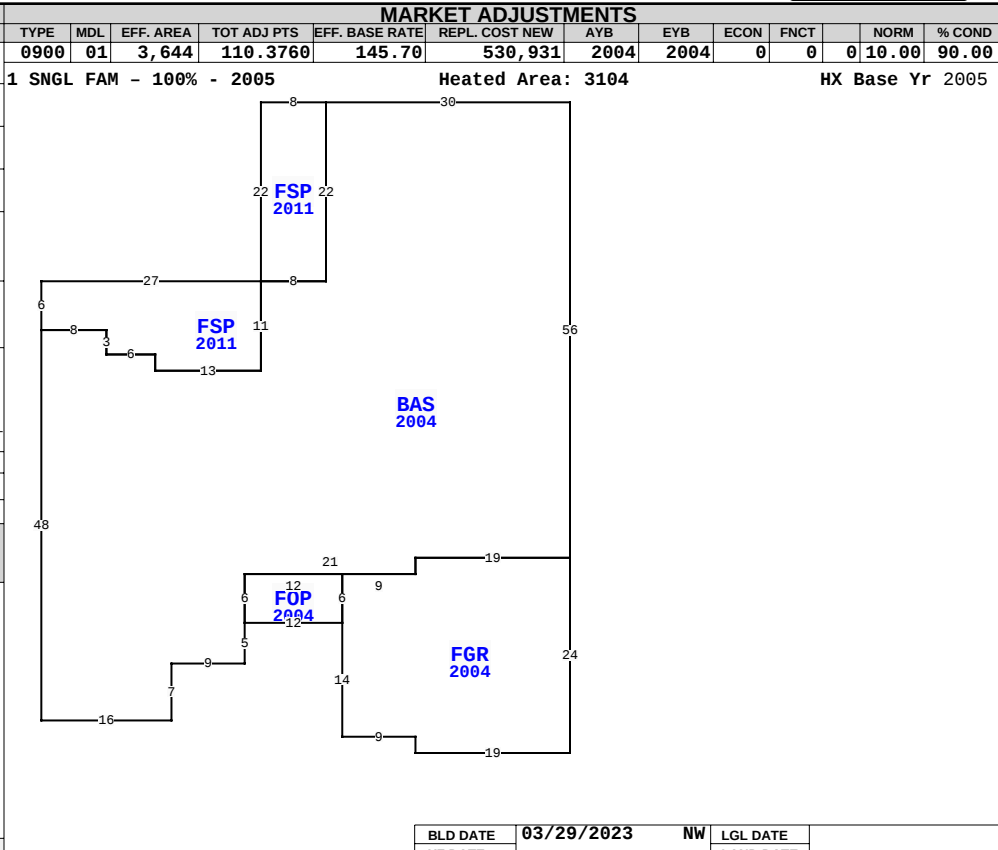


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 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                  | 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       | 3,104            | 100         | 2004 | 3,104        | 407,028              |
| FGR       | 636              | 55          | 2004 | 350          | 45,896               |
| FOP       | 72               | 30          | 2004 | 22           | 2,885                |
| FSP       | 176              | 40          | 2011 | 70           | 9,179                |
| FSP       | 245              | 40          | 2011 | 98           | 12,851               |
| TOTALS    | 4,233            |             |      | 3,644        | 477,838              |

| 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              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,276.00 | SF | 4.00     |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/29/2023 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF 7,281 |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE         | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 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    |                             |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  | PAGE 1 of 1 4 |  |  |  |  |         |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|---------------|--|--|--|--|---------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  | STANDARD      |  |  |  |  |         |  |  |  |  |
| VALUATION BY              |  |  |  |  | Tax Group: 4 |  |  |  |  | Tax Dist:     |  |  |  |  |         |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 477,838 |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 7,281   |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 127,500 |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 612,619 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 330,509 |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 282,110 |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB        |  |  |  |  |               |  |  |  |  | 50,722  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 231,388 |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 612,619 |  |  |  |  |
| NCON VALUE                |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 0       |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |               |  |  |  |  |         |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |              |  |  |  |  |               |  |  |  |  | 589,868 |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |            |              |        |        |           |               |  |  |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1290/1936                    | 1/27/2005  | WD           | U      | I      | 21        | 355,200       |  |  |  |
| GRANTOR: MORRISON HOMES INC  |            |              |        |        |           |               |  |  |  |
| GRANTEE: TIMMINS PETER A & T |            |              |        |        |           |               |  |  |  |
| 1084/1560                    | 10/03/2002 | WD           | U      | V      | 19        | 545,000       |  |  |  |
| GRANTOR: NORTH HAMPTON LLC   |            |              |        |        |           |               |  |  |  |
| GRANTEE: MORRISON HOMES INC  |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W30 FSP=[YR=2011] W8 S22 E8 N22\$ S22 W8 FSP=[YR=2011] W27 S6 E8 S3 E6 S2 E13 N11\$ S11 W13 N2 W6 N3 W8 S48 E16 N7 E9 N5 FOP=[YR=2004] E12 FGR=[YR=2004] S14 E9 S2 E19 N24 W19 S2 W9 S6\$ N6 W12 S6\$ N6 E21 N2 E19 N56\$ . |  |  |  |  |  |  |  |  |  |