LOT 205
NORTH HAMPTON PHASE 1 PB 6/215

ANDREWS ROGER M & PATRICIA A
86019 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

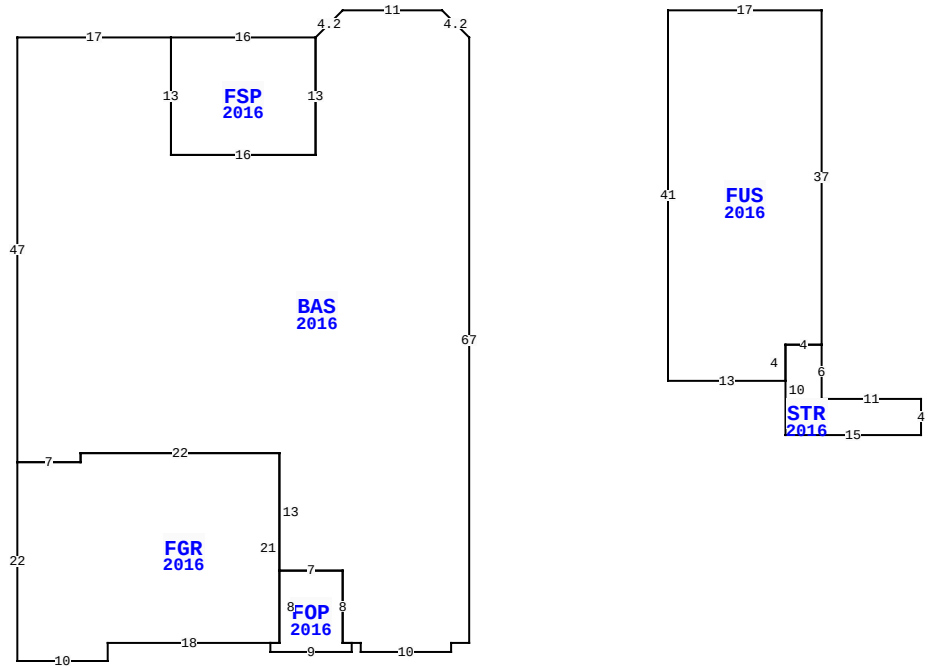
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,536	100	2016	2,536	360,778
FGR	622	55	2016	342	48,654
FOP	65	30	2016	20	2,845
FSP	208	40	2016	83	11,808
FUS	681	100	2016	681	96,880
STR	84	10	2016	8	1,139
TOTALS	4,196			3,670	522,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,670	112.2660	148.19	543,857	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2025 Heated Area: 3217 HX Base Yr 2025



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

86019 SHELTER ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		522,103
TOTAL MARKET OB/XF VALUE		6,157
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		613,260
SOH/AGL Deduction		0
ASSESSED VALUE		613,260
TOTAL EXEMPTION VALUE	VP HX HB VX	390,245
BASE TAXABLE VALUE		223,015
TOTAL JUST VALUE		613,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530961	CO ISSUED	0	02/22/2016
B1530961	NEW CONSTR	395,128	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/137	10/17/2024	WD	U	I	37	260,400
GRANTOR: PATTERSON MACKENZIE						
GRANTEE: ANDREWS ROGER M & P						
2745/134	10/17/2024	WD	U	I	11	100
GRANTOR: PATTERSON LESTER JR						
GRANTEE: PATTERSON MACKENZIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 D3 L3 FSP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67 L3 U3 $ PTR= E25 FUS=[YR=2016] E17 S37 STR=[YR=2016] S6 E11 S4 W15 N10 E4$ W4 S4 W13 N41$ W25$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	100	2016	2016	3	95	871	
2	0810	CONCRETE A	0	100	0	0	856.00	SF	6.50	6.50	100	2016	2016	3	95	5,286	

LAND DESCRIPTION

TOTAL OB/XF 6,157

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS