LOT 216
NORTH HAMPTON PHASE 1 PB 6/215

WINSTON THOMAS R & STACI A JOINT REVOCABLE LIVING
86154 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1460-0216-0000**

## BUILDING CHARACTERISTICS

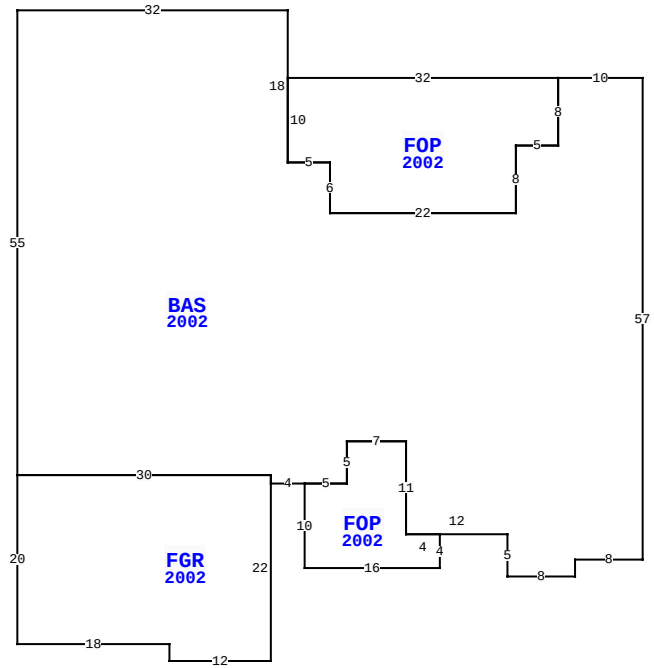
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 3,533 | 100 | 2002 | 3,533 | 461,693 |
| FGR | 624 | 55 | 2002 | 343 | 44,823 |
| FOP | 171 | 30 | 2002 | 51 | 6,665 |
| FOP | 442 | 30 | 2002 | 133 | 17,380 |
| TOTALS | 4,770 | | | 4,060 | 530,562 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,060 | 108.2004 | 142.82 | 579,849 | 2002 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 3533 HX Base Yr 2024




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

86154 SHELTER ISLAND DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 530,562 |
| TOTAL MARKET OB/XF VALUE | | 29,549 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 687,611 |
| SOH/AGL Deduction | | 5,143 |
| ASSESSED VALUE | | 682,468 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 631,746 |
| TOTAL JUST VALUE | | 687,611 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 663,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008234 | REPAIR/RRF | 0 | 09/30/2020 |
| B0210238 | NEW CONSTR | 9,589 | 09/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2731/30 | 7/11/2024 | WD | U | I | 11 | 100 |
| GRANTOR: WINSTON THOMAS & STAC | | | | | | |
| GRANTEE: WINSTON THOMAS R & | | | | | | |
| 2629/1711 | 3/30/2023 | WD | Q | I | 01 | 879,000 |
| GRANTOR: MCDOWELL JAMES E & AR | | | | | | |
| GRANTEE: WINSTON THOMAS & ST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W10 FOP=[YR=2002] W32 S10 E5 S6 E22 N8 E5 N8 $ S8 W5 S8 W22 N6 W5 N18 W32 S55 FGR=[YR=2002] S20 E18 S2 E12 N22 W30 $ E30 S1 E4 FOP=[YR=2002] S10 E16 N4 W4 N11 W7 S5 W5 $ E5 N5 E7 S11 E12 S5 E8 N2 E8 N57 $ .

## 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 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,495.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 4,784 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 26 | 14 | 364.00 | SF | 85.00 | 85.00 | 100 | 2002 | 2002 | 3 | 27 | 8,354 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 1,273.00 | SF | 7.25 | 7.25 | 100 | 2002 | 2002 | 3 | 80 | 7,383 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 29 | 44 | 1,276.00 | SF | 17.50 | 17.50 | 100 | 2002 | 2002 | 3 | 20 | 4,466 | |
| 6 | 1126 | CB/STC 8" | 0 | 100 | 62 | 4 | 248.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 80 | 1,587 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,549

| 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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS