LOT 219
IN OR 1800/1130
NORTH HAMPTON PHASE 1 PB 6/215

DOUGLAS FAMILY TRUST/DOUGLAS J DONALD TRUSTEE
86108 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0219-0000

BUILDING CHARACTERISTICS

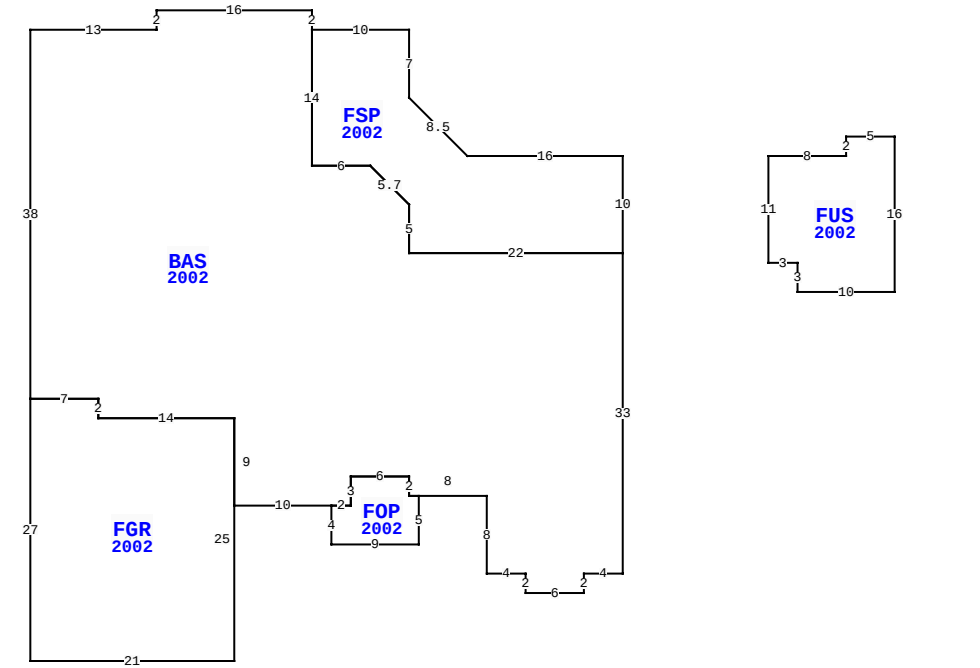
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,248	100	2002	2,248	312,792
FGR	539	55	2002	296	41,187
FOP	55	30	2002	16	2,226
FSP	386	40	2002	154	21,428
FUS	183	100	2002	183	25,463
TOTALS	3,411			2,897	403,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,897	118.4400	156.34	452,917	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2013 Heated Area: 2431 HX Base Yr 2013



86108 SHELTER ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,096
TOTAL MARKET OB/XF VALUE		12,152
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		542,748
SOH/AGL Deduction		227,865
ASSESSED VALUE		314,883
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,161
TOTAL JUST VALUE		542,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010505	REPAIR/RRF	15,275	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/1130	6/29/2012	WD	Q	I	02	300,000
GRANTOR: LOVEJOY MICHAEL J & P						
GRANTEE: DOUGLAS J DONALD &						
1087/0455	10/14/2002	WD	Q	I		342,100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: LOVEJOY MICHAEL & P						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W16 U6 L6 N7 W10 BAS=[YR=2002] N2 W16 S2 W13 S38 FGR=[YR=2002] S27 E21 N25 W14 N2 W7 $ E7 S2 E14 S9 E10 FOP=[YR=2002] S4 E9 N5 W1 N2 W6 S3 W2 $ E2 N3 E6 S2 E8 S8 E4 S2 E6 N2 E4 N33 W22 N5 U4 L4 W6 N14 $ S14 E6 D4 R4 S5 E22 N10 $ PTR= E15 FUS=[YR=2002] E8 N2 E5 S16 W10 N3 W3 N11 $ W15 $.

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	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	1,332.00	SF	4.00	4.00	100	2002	2002	3	80	4,262	
3	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2012	2012	3	64	4,915	

LAND DESCRIPTION

TOTAL OB/XF 12,152

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS