

**LUKACS STEPHEN**  
85290 SHINNECOCK HILLS DR  
FERNANDINA BEACH, FL 32034

**12-2N-27-1460-0294-0000**



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

1608

WD FR STUC 100  
IRREGULAR 100

Roof Cover

0305

COMP SHNGL 100  
DRYWALL 100

Interior Wall

1105

CLAY TILE 50  
CARPET 50

Interior Floo

1403

CARPET 100  
CENTRAL 100

Air Condition

0404

AIR DUCTED 100

Bedrooms

4 100  
3 100

Bathrooms

WOOD FRAME 100

Frame

Stories

1.

1. 100  
0 100

Units

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

2,772

100

2004

2,772

380,897

FGR

626

55

2004

344

47,268

FOP

63

30

2004

19

2,610

FSP

337

40

2011

135

18,550

TOTALS

3,798

3,270

449,326

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,270

112.5390

148.55

485,758

2004

2009

0

0

0

7.50

92.50

1 SNGL FAM - 100% - 2015

Heated Area: 2772

HX Base Yr 2015

BLD DATE

03/29/2023

NW

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

85290 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

0100

0 0

1.00

UT

3,500.00

3,500.00

100

2004

2004

3

87

3,045

2

0812

CONCRETE C

0100

0 0

1,356.00

SF

4.00

4.00

100

2004

2004

3

83

4,502

3

0462

ST/AL FNC

0100

0 0

600.00

SF

10.00

10.00

100

2006

2006

3

40

2,400

LAND DESCRIPTION

TOTAL OB/XF

9,947

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

000100

C

RES

100

0003

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

449,326

TOTAL MARKET OB/XF VALUE

9,947

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

544,273

SOH/AGL Deduction

230,652

ASSESSED VALUE

313,621

TOTAL EXEMPTION VALUE

50,722

HX HB

BASE TAXABLE VALUE

262,899

TOTAL JUST VALUE

544,273

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

523,068

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1939/0947

8/28/2014

WD

U

I

11

100

GRANTOR:LITRICO CHARLES G & R

GRANTEE:LUKACS STEPHEN

1935/0362

8/28/2014

WD

Q

I

01

317,500

GRANTOR:LITRICO CHARLES G & R

GRANTEE:LUKACS STEPHEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W31 S7 FSP=[YR=2011] W29 S9 E10 D4 R4 S2 E10 N2 U5 R5 N8\$ S8 D5 L5 S2 W10 N2 U4 L4 W10 S42 E3 S1 E6 N1 E2 FOP=[YR=2004] S7 E9 N7 W9\$ E9 S7 E3 S3 E7 N3 E2 FGR=[YR=2004] S6 E19 N2 E9 N21 W28 S17\$ N17 E28 N48\$.

REVIEW DATE

11/20/2020

BY

NWX

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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