LOT 295
NORTH HAMPTON PHASE 1 PB 6/215

SMITH JOYCE A & HENRY D L/E/
85278 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0295-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

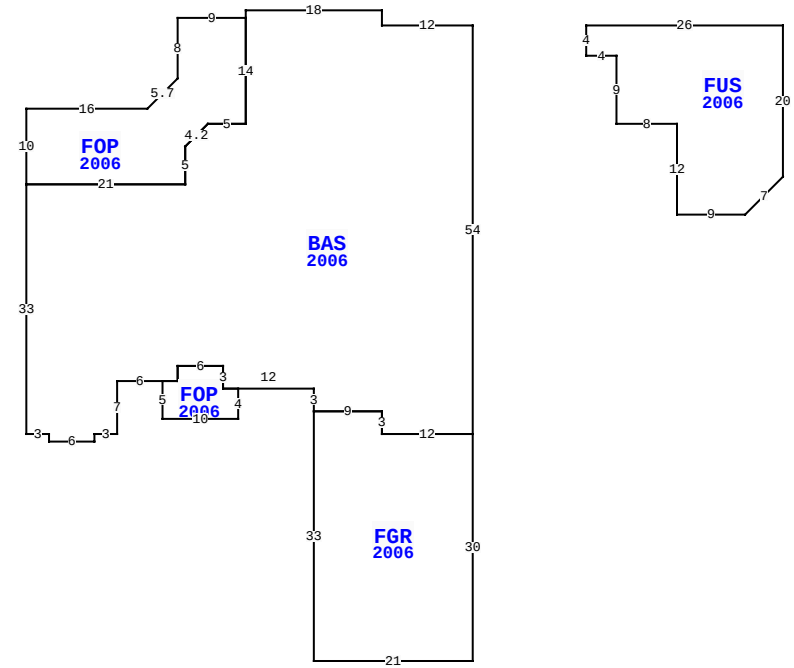
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,470	100	2006	2,470	335,896
FGR	657	55	2006	361	49,093
FOP	60	30	2006	18	2,448
FOP	347	30	2006	104	14,143
FUS	458	100	2006	458	62,284
TOTALS	3,992			3,411	463,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,411	113.2152	149.44	509,740	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 2928 HX Base Yr 2022



85278 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		463,863
TOTAL MARKET OB/XF VALUE		6,341
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		555,204
SOH/AGL Deduction		94,011
ASSESSED VALUE		461,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		410,471
TOTAL JUST VALUE		555,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003184	REPAIR/RRF	22,425	02/28/2022
M11324	MECH OTHER	0	04/01/2006
E16964	ELEC OTHER	1,500	03/01/2006
P10720	OTHER	0	02/01/2006
C16829	CO ISSUED	350,000	12/01/2005
R08723	REPAIR/RRF	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/519	7/06/2023	LE	U	I	11	100
GRANTOR: SMITH HENRY DENNIS &						
GRANTEE: J & D TRUST						
2517/1129	11/30/2021	WD	Q	I	02	571,000
GRANTOR: TAYLOR THOMAS BRITT						
GRANTEE: SMITH JOYCE ALDERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 N2 W18 S1 FOP=[YR=2006] W9 S8 D4 L4 W16 S10 E21 N5 U3 R3 E5 N14$ S14 W5 L3 D3 S5 W21 S33 E3 S1 E6 N1 E3 N7 E6 FOP=[YR=2006] S5 E10 N4 W2 N3 W6 S2 W2$ E2 N2 E6 S3 E12 S3 FGR=[YR=2006] S33 E21 N30 W12 N3 W9$ E9 S3 E12 N54$ PTR=E15 FUS=[YR=2006] E26 S20 D5 L5 W9 N12 W8 N9 W4 N4$ 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	0812	CONCRETE C	0	100	0	0	1,326.00	SF	4.00	4.00	100	2006	2006	3	86	4,561	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 6,341

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS