LOT 296
NORTH HAMPTON PHASE 1 PB 6/215

KING WILLIAM & SONIA L
85262 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0296-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

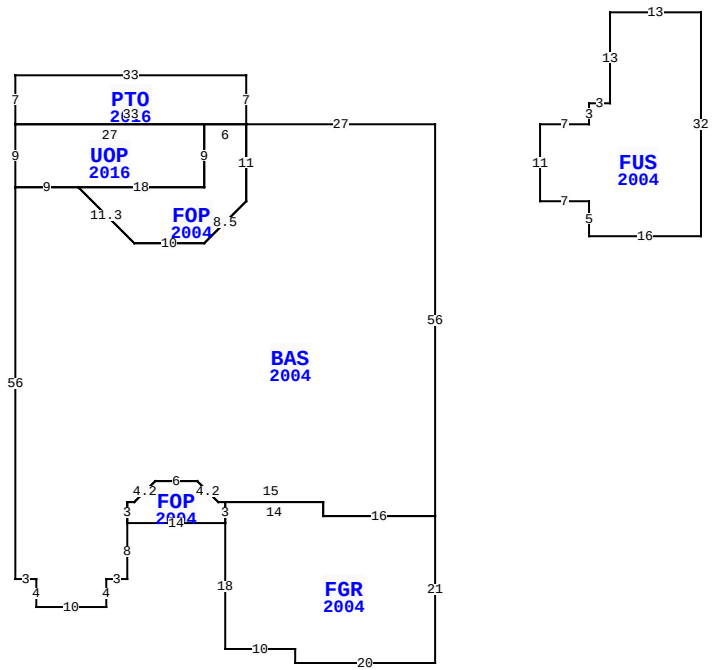
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,022	100	2004	3,022	371,199
FGR	638	55	2004	351	43,114
FOP	69	30	2004	21	2,579
FOP	196	30	2004	59	7,247
FUS	550	100	2004	550	67,558
PTO	231	5	2016	12	1,474
UOP	243	20	2016	49	6,019
TOTALS	4,949			4,064	499,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,064	103.3956	136.48	554,655	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 3572 HX Base Yr 2022



85262 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		499,190
TOTAL MARKET OB/XF VALUE		12,576
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		639,266
SOH/AGL Deduction		135,915
ASSESSED VALUE		503,351
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		447,629
TOTAL JUST VALUE		639,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633397	NEW CONSTR	0	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0329	8/18/2021	WD	Q	I	01	620,000
GRANTOR: DUGAN NATHAN J & KATH						
GRANTEE: KING WILLIAM & SONI						
1816/0708	9/25/2012	WD	Q	I	01	332,200
GRANTOR: FOSTER STEVEN P & MAR						
GRANTEE: DUGAN NATHAN J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 PTO=[YR=2016] N7 W33 S7 UOP=[YR=2016] S9 E9 FOP=[YR=2004] D8 R8 E10 U6 R6 N11 W6 S9 W18$ E18 N9 W27$ E33$ S11 D6 L6 W10 U8 L8 W9 S56 E3 S4 E10 N4 E3 N8 FOP=[YR=2004] E14 FGR=[YR=2004] S18 E10 S2 E20 N21 W16 N2 W14 S3 $ N3W1 L3 U3 W6 D3 L3 W1S3 $ N3E1 U3 R3 E6 D3 R3 E15 S2 E16 N56 $ PTR= E15 FUS 2004= E7 N3 E3 N13 E13 S32W16 N5 W7 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	2004	2004	3	87	3,045	
2	0462	ST/AL FNC	0	100	0	0	568.00	SF	10.00	10.00	100	2004	2004	3	32	1,818	
3	0811	CONCRETE B	0	100	0	0	1,094.00	SF	5.20	5.20	100	2004	2004	3	83	4,722	
4	0911	SCRN RM A	0	100	0	0	231.00	SF	17.50	17.50	100	2017	2017	3	74	2,991	

LAND DESCRIPTION

TOTAL OB/XF 12,576

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	000134	C	RES POND	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