LOT 299
NORTH HAMPTON PHASE 1 PB 6/215

ESHBAUGH PETER B & RUTH C L/E/
85208 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0299-0000

BUILDING CHARACTERISTICS

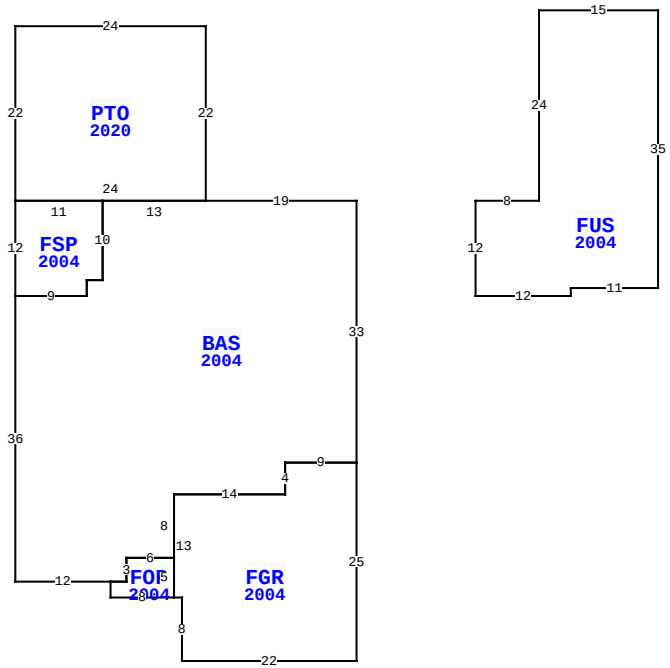
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,629	100	2004	1,629	234,974
FGR	511	55	2004	281	40,533
FOP	34	30	2004	10	1,442
FSP	128	40	2004	51	7,357
FUS	625	100	2004	625	90,153
PTO	528	5	2020	26	3,750
TOTALS	3,455			2,622	378,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,622	118.1376	155.94	408,875	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2025 Heated Area: 2254 HX Base Yr 2025



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

85208 SHINNECOCK HILLS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,209
TOTAL MARKET OB/XF VALUE		17,296
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		523,005
SOH/AGL Deduction		0
ASSESSED VALUE		523,005
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		472,283
TOTAL JUST VALUE		523,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006885	REPAIR/RRF	13,825	08/04/2020
B1910385	SCREEN ENCL	11,664	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/910	4/02/2024	LE	U	I	11	100
GRANTOR: ESHBAUGH PETER B & RU						
GRANTEE: ESHBAUGH PETER BERR						
2700/1882	3/15/2024	WD	Q	I	01	599,000
GRANTOR: MONGEON MARSHA MORGAN						
GRANTEE: ESHBAUGH PETER B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 PTO=[YR=2020] N22 W24 S22 E24$ W13
FSP=[YR=2004] W11 S12 E9N2 E2 N10$ S10 W2 S2 W9 S36 E12
FOP=[YR=2004] S2 E8 FGR=[YR=2004] E1 S8 E22 N25 W9 S4 W14
S13$ N5 W6 S3 W2$ E2 N3 E6 N8 E14 N4 E9 N33$ PTR=E15
FUS=[YR=2004] E8 N24 E15 S35 W11 S1 W12 N12$ 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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2004	2004	3	83	2,935	
3	0855	CONC PAVER	0	100	0	0	74.00	SF	10.00	10.00	100	2020	2020	3	98	725	
4	0911	SCRN RM A	0	100	23	21	483.00	SF	17.50	17.50	100	2020	2020	3	86	7,269	
5	0855	CONC PAVER	0	100	0	0	339.00	SF	10.00	10.00	100	2020	2020	3	98	3,322	

LAND DESCRIPTION

TOTAL OB/XF 17,296

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 09/24/2020 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS