

ALTMAN SUSAN LYNN
85194 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0300-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0900 01 3,013 112.2492 148.17 446,436 2003 2003 0 0 10.50 89.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2018 Heated Area: 2621 HX Base Yr 2018										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 399,560									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 47,761									
Interior Floo 14 CARPET 60																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 11 CLAY TILE 40																				TOTAL MARKET VALUE 574,821									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 232,697									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 342,124									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 3 100																				BASE TAXABLE VALUE 291,402									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 574,821									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 558,173									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B0311151 NEW CONSTR 186,990 06/02/2003									
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4043.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				SALES DATA									
BAS 2,621 100 2003 2,621 347,577																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
FGR 579 55 2003 318 42,171																				2023/1543 1/08/2016 WD Q I 01 398,500									
FOP 35 30 2003 10 1,326																				GRANTOR:WADSWORTH CHAD S & ME									
FOP 214 30 2003 64 8,487																				GRANTEE:ALTMAN SUSAN LYNN									
																				1707/1780 10/20/2010 WD Q I 01 339,000									
																				GRANTOR:STRAUB WILLIAM J SR &									
																				GRANTEE:ROBERTSON MEGAN B									
TOTALS 3,449 3,013 399,560																				BUILDING NOTES									
EXTRA FEATURES										85194 SHINNECOCK HILLS DR, FERNANDINA FL 32117										BUILDING DIMENSIONS									
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										BLD DATE 03/29/2023 NW LGL DATE										BAS=[YR=2003] W3 N4 W8 FOP=[YR=2003] N6 W17 S14 E14 N8 E3\$ W3 S8 W14 N14 W22 S50 FGR=[YR=2003] S20 E9 S1 E19 N2 FOP=[YR=2003] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S7 E15 N61 \$									
1 0855 CONC PAVER 0 100 0 0 1,506.00 SF 10.00 10.00 100 2004 2004 3 83 12,500										XF DATE																			
2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 86 3,010										INC DATE																			
3 0845 KOOL DECK 0 100 0 0 698.00 SF 7.25 7.25 100 2004 2004 3 83 4,200																													
4 0910 SCRNM RM L 0 100 0 0 1,372.00 SF 15.00 15.00 100 2004 2004 3 21 4,322																													
5 0861 POOL GUNIT 0 100 0 0 350.00 SF 85.00 85.00 100 2004 2004 3 32 9,520																													
6 0855 CONC PAVER 0 100 0 0 324.00 SF 10.00 10.00 100 2004 2004 3 83 2,689																													
7 0462 ST/AL FNC 0 100 0 0 1,920.00 SF 10.00 10.00 100 2011 2011 3 60 11,520																													
LAND DESCRIPTION										TOTAL OB/XF 47,761																			
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 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 03/16/2021 BY NWA										Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500										PRINTED 07/30/2025 BY SYS									