LOT 304
NORTH HAMPTON PHASE 1 PB 6/215

KRUSA-DOSSIN MARY ANN L/E/
85128 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0304-0000

BUILDING CHARACTERISTICS

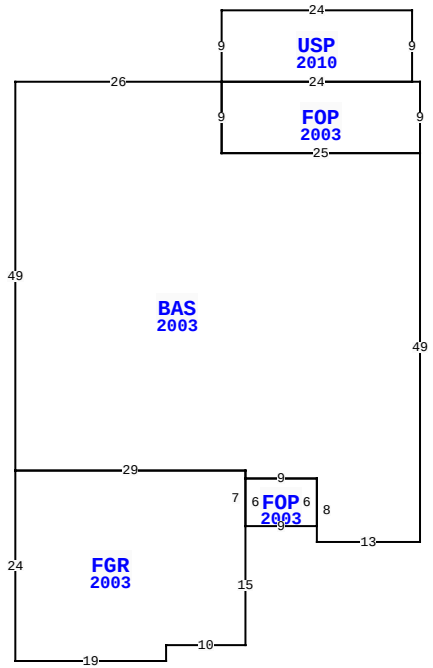
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,400	100	2003	2,400	327,978
FGR	676	55	2003	372	50,837
FOP	54	30	2003	16	2,186
FOP	225	30	2003	68	9,293
USP	216	30	2010	65	8,883
TOTALS	3,571			2,921	399,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,921	115.6764	152.69	446,007	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2011 Heated Area: 2400 HX Base Yr 2011



85128 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,176
TOTAL MARKET OB/XF VALUE		7,710
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,386
SOH/AGL Deduction		288,503
ASSESSED VALUE		245,883
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		190,161
TOTAL JUST VALUE		534,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23976	ADDITION	4,001	10/01/2010
B0311212	NEW CONSTR	180,067	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/32	7/12/2023	QC	U	I	11	100
GRANTOR: KRUSA-DOSSIN MARY ANN						
GRANTEE: DOSSIN MICHAEL P						
2479/0570	6/11/2021	QC	U	I	11	100
GRANTOR: KRUSA-DOSSIN MARY ANN						
GRANTEE: KRUSA-DOSSIN MARY A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W1USP=[YR=2010] N9 W24 S9 E24 $
W24BAS=[YR=2003] W26 S49 FGR=[YR=2003] S24 E19 N2 E10 N15
FOP=[YR=2003] E9 N6 W9 S6$ N7 W29$ E29 S1 E9 S8 E13 N49 W25
N9$ S9 E25 N9$.

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	1,112.00	SF	4.00	4.00	100	2003	2003	3	82	3,647	
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	
3	0855	CONC PAVER	0	100	0	0	117.00	SF	10.00	10.00	100	2010	2010	3	90	1,053	

LAND DESCRIPTION

TOTAL OB/XF 7,710

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