LOT 305
IN OR 2067/400
NORTH HAMPTON PHASE 1 PB 6/215

SMITH DARRELL K & ABIGAIL R
85108 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1460-0305-0000**

## BUILDING CHARACTERISTICS

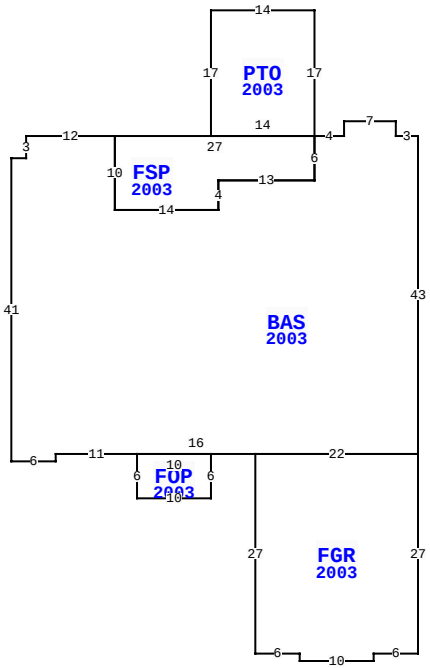
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,161 | 100 | 2003 | 2,161 | 293,886 |
| FGR | 604 | 55 | 2003 | 332 | 45,150 |
| FOP | 60 | 30 | 2003 | 18 | 2,448 |
| FSP | 218 | 40 | 2003 | 87 | 11,832 |
| PTO | 238 | 5 | 2003 | 12 | 1,632 |
| TOTALS | 3,281 | | | 2,610 | 354,948 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,610 | 115.1136 | 151.95 | 396,590 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2161 HX Base Yr




85108 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 | 354,948 |
| TOTAL MARKET OB/XF VALUE | 12,808 |
| TOTAL LAND VALUE - MARKET | 127,500 |
| TOTAL MARKET VALUE | 495,256 |
| SOH/AGL Deduction | 54,112 |
| ASSESSED VALUE | 441,144 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 441,144 |
| TOTAL JUST VALUE | 495,256 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 478,623 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23594 | REPAIR/RRF | 2,400 | 05/01/2010 |
| B23102 | REPAIR/RRF | 910 | 12/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2067/0400 | 8/22/2016 | WD | Q | I | 01 | 317,500 |
| GRANTOR: QUINN THOMAS W & CARO | | | | | | |
| GRANTEE: SMITH DARRELL & ABI | | | | | | |
| 1184/1410 | 10/29/2003 | WD | Q | I | | 270,000 |
| GRANTOR: MOORE ROBERT G & SAND | | | | | | |
| GRANTEE: QUINN THOMAS & CARO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W3 N2 W7 S2 W4 S6 W13 S4 W14 N10 W12 S3 W2 S41 E6 N1 E11 E16 E22 N43 $
FGR=[YR=2003;ORIG=-22,43] S27 E6 S1 E10 N1 E6 N27 W22 $
PTO=[YR=2003;ORIG=-14,0] N17 W14 S17 E14 $
FSP=[YR=2003;ORIG=-14,0] W27 S10 E14 N4 E13 N6 $
FOP=[YR=2003;ORIG=-38,43] S6 E10 N6 W10 $
.

## 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 | 0 | 0 | 0 | 1,412.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 82 | 4,631 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 456.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 82 | 3,739 | |
| 4 | 0910 | SCRN RM L | 0 | 0 | 0 | 0 | 238.00 | SF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 40 | 1,428 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,808

| 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 | 0 | | 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