VILLA UNIT 1360
IN OR 2219/589
SHIP WATCH VILLAS

SHAPIRO LOIS 2018 REV TRUST/SHAPIRO LOIS TRUSTEE
961 EAST END
WOODMERE, NY 11598

2026

01-6N-29-V120-1360-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 10

NEIGHBORHOOD/LOC 10008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,472			1,472	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8312000		1,472				1975	1975	100	100	0		

1 CONDO 0% - 0 HX Base Yr

1360 SHIPWATCH CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	695,040
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	695,040
SOH/AGL Deduction	0
ASSESSED VALUE	695,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	695,040
TOTAL JUST VALUE	695,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	724,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24349	REMODEL	64,900	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/0589	8/22/2018	WD	U	I	11	100
GRANTOR: SHAPIRO ELLIOTT J & L						
GRANTEE: SHAPIRO LOIS 2018 R						
0693/0980	12/06/1993	WD	Q	I		177,000
GRANTOR: PRICE ROBERT & BRENDA						
GRANTEE: SHAPIRO ELLIOTT & L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS