LOT 187
NORTH HAMPTON PHASE 1 PB 6/215

SHORES LILLIAN CARLA
401 FOREST HILLS DRIVE
WILMINGTON, NC 28403

2026

12-2N-27-1460-0187-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

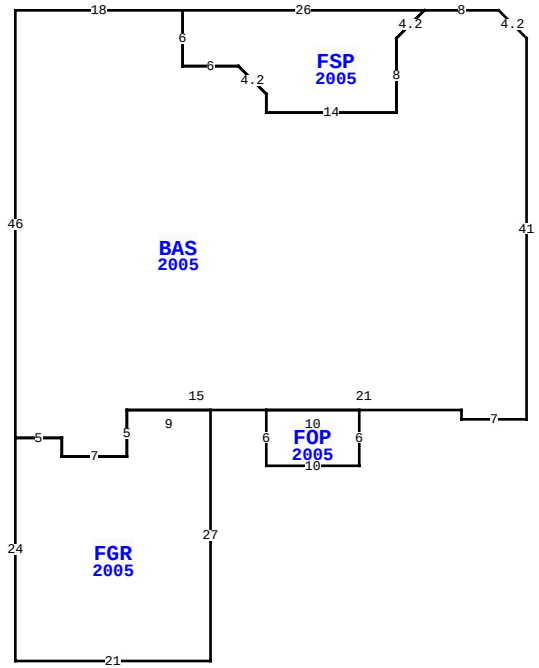
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2005	2,201	313,240
FGR	517	55	2005	284	40,418
FOP	60	30	2005	18	2,561
FSP	217	40	2005	87	12,381
TOTALS	2,995			2,590	368,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,590	113.7600	158.13	409,557	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 2023 Heated Area: 2201 HX Base Yr



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

85099 SHINNECOCK HILLS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	368,601
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	499,146
SOH/AGL Deduction	0
ASSESSED VALUE	499,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,146
TOTAL JUST VALUE	499,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15260	ELEC OTHER	1,500	07/01/2005
M10073	MECH OTHER	0	07/01/2005
P0509552	OTHER	0	06/01/2005
R0507654	REPAIR/RRF	3,500	05/01/2005
B0515248	NEW CONSTR	317,300	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0689	10/14/2022	WD	U	I	16	242,500
GRANTOR: SHORES DAVID SKOTT &						
GRANTEE: SHORES LILLIAN CARL						
2563/1343	5/16/2022	FJ	U	I	11	0
GRANTOR: SHORES CARL D						
GRANTEE: SHORES DAVID S & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W8 FSP=[YR=2005] W26 S6 E6 R3 D3 S2 E14 N8 U3 R3 $ L3 D3 S8 W14 N2 U3 L3 W6 N6 W18 S46
FGR=[YR=2005] S24 E21 N27 W9 S5 W7 N2 W5$ E5 S2 E7 N5 E15
FOP=[YR=2005] S6 E10 N6 W10$ E21 S1 E7 N41$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	000135	C	RES NATURAL	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS