LOT 188
NORTH HAMPTON PHASE 1 PB 6/215

SIRLIN STEVEN G/KING BARBAREE H
85119 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0188-0000

BUILDING CHARACTERISTICS

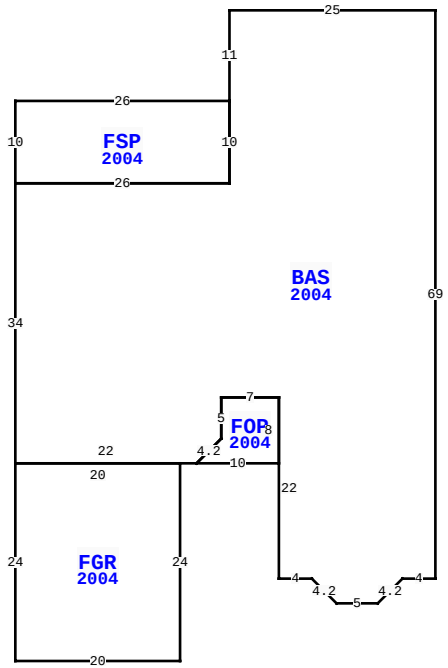
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,489	100	2004	2,489	329,492
FGR	480	55	2004	264	34,948
FOP	61	30	2004	18	2,382
FSP	260	40	2004	104	13,768
TOTALS	3,290			2,875	380,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,875	106.4080	147.91	425,241	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2026 Heated Area: 2489 HX Base Yr 2026



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

85119 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		380,591
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		511,101
SOH/AGL Deduction		274,666
ASSESSED VALUE		236,435
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,024
TOTAL JUST VALUE		511,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005183	ROOF	7,600	07/28/2020
B0311216	NEW CONSTR	181,990	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2810/84	8/19/2025	WD	Q	I	02	640,000
GRANTOR: POSTIGLIONE JOHN G &						
GRANTEE: SIRLIN STEVEN G						
2598/0465	10/19/2022	WD	Q	I	02	470,000
GRANTOR: EASON HUGH A & MARSHA						
GRANTEE: POSTIGLIONE JOHN GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 S11 FSP=[YR=2004] W26 S10 E26 N10$ S10 W26 S34 FGR=[YR=2004] S24 E20 N24 W20$ E22 FOP=[YR=2004] E10 N8 W7 S5 L3 D3 $ U3 R3 N5 E7 S22 E4 D3 R3 E5 U3 R3 E4 N69$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	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 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