



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

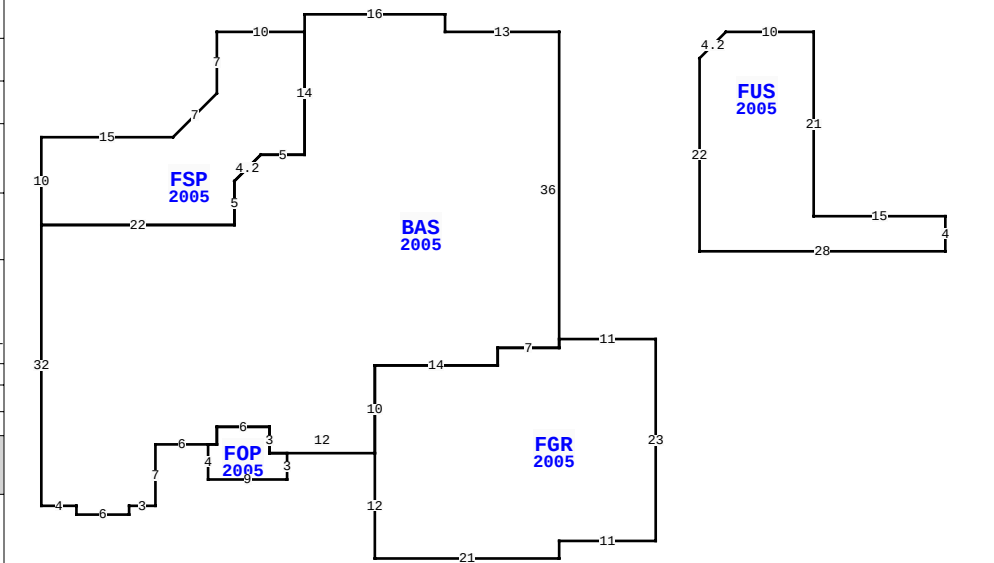
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	2005	2,099	275,393
FGR	729	55	2005	401	52,612
FOP	46	30	2005	14	1,837
FSP	373	40	2005	149	19,549
FUS	381	100	2005	381	49,988

TOTALS	3,628			3,044	399,379
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0911	SCRN RM A	0 100	0	0	239.00	SF	18.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,044	104.8800	145.78	443,754	2005	2005	0	0	0 10.00	90.00
1 SNGL FAM			100% - 2020	Heated Area: 2480				HX Base Yr 2020			



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

85133 SHINNECOCK HILLS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,379	
TOTAL MARKET OB/XF VALUE		3,948	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		530,827	
SOH/AGL Deduction		282,253	
ASSESSED VALUE		248,574	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		197,163	
TOTAL JUST VALUE		530,827	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		539,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14408	ELEC OTHER	0	02/01/2005
M09152	MECH OTHER	0	02/01/2005
B13820	NEW CONSTR	0	01/01/2005
E0414015	ELEC OTHER	1,800	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2262/0519	3/15/2019	WD Q	Q	I	01
GRANTOR: KENDALL BRIAN R & CRY					
GRANTEE: FRAME TOMMY N & CHE					
1557/1144	3/26/2008	WD Q	Q	I	
GRANTOR: BENZ AMY L & Nanci R					
GRANTEE: KENDALL BRIAN R					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W13 N2 W16 S2 FSP=[YR=2005] W10 S7 D5 L5 W15 S10 E22 N5 U3 R3 E5 N14 \$ S14 W5 D3 L3 S5 W22 S32 E4 S1 E6 N1 E3 N7 E6 FOP=[YR=2005] S4 E9 N3 W2 N3 W6 S2 W1\$ E1 N2 E6 S3 E12 FGR=[YR=2005] S12 E21 N2 E11 N23 W11 S1 W7 S2 W12 S10\$ N10 E14 N2 E7 N36\$ PTR=E16 S3 FUS=[YR=2005] S22 E28 N4 W15 N21 W10 D3 L3 \$ N3 W16\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,948									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												
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