LOT 193
IN OR 2190/225
NORTH HAMPTON PHASE 1 PB 6/215

BISHOP BRENDA A & ROBIN K
85191 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0193-0000

NASSAU COUNTY PROPERTY

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	03	Quality Level 03

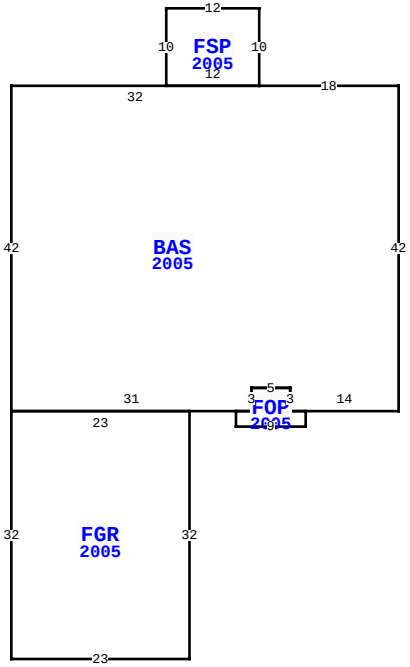
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,085	100	2005	2,085	285,960
FGR	736	55	2005	405	55,546
FOP	33	30	2005	10	1,372
FSP	120	40	2005	48	6,584
TOTALS	2,974			2,548	349,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,548	109.6320	152.39	388,290	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2019 Heated Area: 2085 HX Base Yr 2019



85191 SHINNECOCK HILLS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,461
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		480,006
SOH/AGL Deduction		210,568
ASSESSED VALUE		269,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,027
TOTAL JUST VALUE		480,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13519	NEW CONSTR	0	12/01/2004
E0414016	ELEC OTHER	1,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0225	4/11/2018	WD	Q	I	02	340,000
GRANTOR: MCCARTHY MARILYN E ET						
GRANTEE: BISHOP BRENDA A & R						
1605/1393	2/12/2009	QC	U	I	11	100
GRANTOR: MCCARTHY MARILYN E						
GRANTEE: MCCARTHY MARILYN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W12 S10 E12$ W32 S42 FGR=[YR=2005] S32 E23 N32 W23$ E31 FOP=[YR=2005] W2 S2 E9 N2 W2 N3 W5 S3$ N3 E5 S3 E14 N42$.

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	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	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