



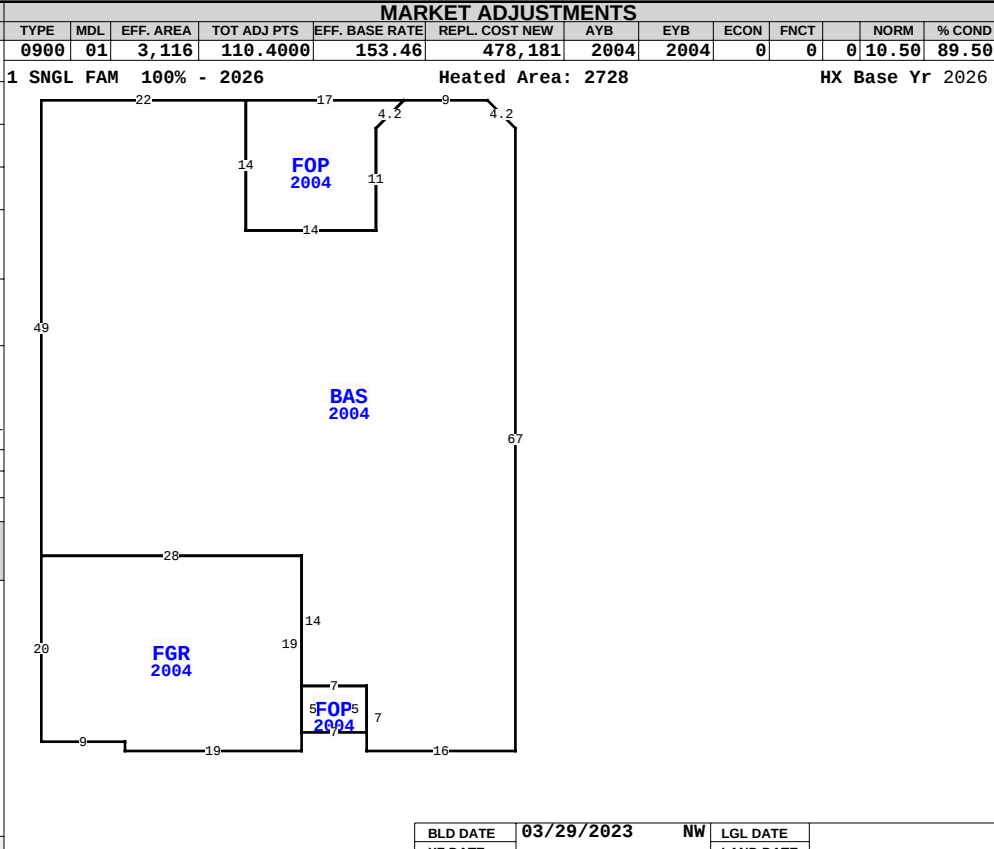
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,728	100	2004	2,728	374,682
FGR	579	55	2004	318	43,676
FOP	35	30	2004	10	1,374
FOP	201	30	2004	60	8,241
TOTALS	3,543			3,116	427,972

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	
6	0911	SCRN RM A	0	100	39	26	1,014.00	SF	18.00	18.00	



85203 SHINNECOCK HILLS DR, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE									
XF DATE LAND DATE									
INC DATE AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		427,972	
TOTAL MARKET OB/XF VALUE		57,660	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		613,132	
SOH/AGL Deduction		0	
ASSESSED VALUE		613,132	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		561,721	
TOTAL JUST VALUE		613,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		584,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412547	SWIM POOL	6,750	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0473	9/21/2022	WD U	I	I	11	100
GRANTOR: SNYDER DAVID L & SHAN						
GRANTEE: SNYDER MACKENZIE L						
2298/0487	8/16/2019	WD Q	I	I	01	400,000
GRANTOR: HARRIS ARNOLD T JR &						
GRANTEE: SNYDER DAVID L & SH						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] L3 U3 W9 FOP=[YR=2004] W17 S14 E14 N11 U3 R3 \$ D3 L3 S11 W14 N14W22 S49 FGR=[YR=2004] S20 E9 S1 E19 N2 FOP=[YR=2004] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S7 E16 N67 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF 57,660											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	