LOT 195
NORTH HAMPTON PHASE 1 PB 6/215

JOHNSTON BRAIN SCOTT &/FULTZ MARISA FOGARTY
85221 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0195-0000

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	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

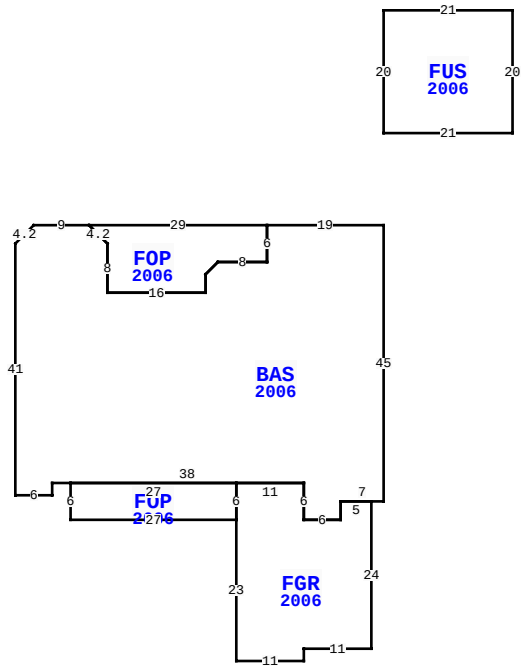
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2006	2,342	320,364
FGR	565	55	2006	311	42,542
FOP	162	30	2006	49	6,702
FOP	243	30	2006	73	9,986
FUS	420	100	2006	420	57,452
TOTALS	3,732			3,195	437,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,195	108.7440	151.15	482,924	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2020 Heated Area: 2762 HX Base Yr 2020



85221 SHINNECOCK HILLS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,046
TOTAL MARKET OB/XF VALUE		47,062
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		611,608
SOH/AGL Deduction		194,057
ASSESSED VALUE		417,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		366,140
TOTAL JUST VALUE		611,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011161	REPLACING ONE DOO	4,565	10/02/2024
B17587	SCRN ENC	6,000	02/17/2006
B15719	NEW CONSTR	441,400	02/17/2006
M10599	MECH OTHER	0	11/01/2005
E15744	ELEC OTHER	1,500	09/01/2005
P09910	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2301/0911	8/28/2019	WD	Q	I	02	420,000
GRANTOR: D'ARDENNE DAVID JACK						
GRANTEE: JOHNSTON BRAIN SCOT						
1892/0742	3/05/2013	QC	U	I	11	100
GRANTOR: D'ARDENNE CATHERINE S						
GRANTEE: D'ARDENNE DAVID JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 FOP=[YR=2006] W29 D3 R3 S8 E16 N3 U2 R2 E8 N6$ S6 W8 D2 L2 S3 W16 N8 L3 U3 W9 D3 L3 S41 E6 N2 E3 FOP=[YR=2006] S6 E27 FGR=[YR=2006] S23 E11 N2 E11 N24 W5 S3 W6 N6 W11 S6$ N6 W27$ E38 S6 E6 N3 E7 N45$ PTR=N15 FUS=[YR=2006] N20 E21 S20 W21$ S15$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	
5	0911	SCRN RM A	0	100	24	48	1,152.00	SF	18.00	18.00	100	2006	2006	3	22	4,562	

LAND DESCRIPTION

TOTAL OB/XF 47,062

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 12/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS