LOT 199
IN OR 2035/1045
NORTH HAMPTON PHASE 1 PB 6/215

RIVERA JUAN FRANCISCO/RIVERA KIMBERLY
85287 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0199-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

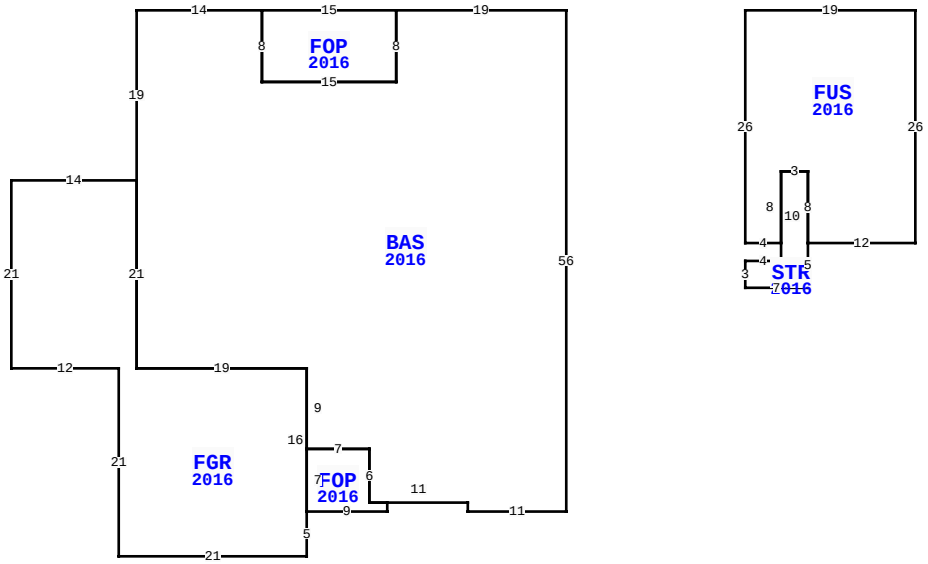
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,204	100	2016	2,204	315,997
FGR	735	55	2016	404	57,924
FOP	51	30	2016	15	2,151
FOP	120	30	2016	36	5,162
FUS	470	100	2016	470	67,386
STR	51	10	2016	5	717
TOTALS	3,631			3,134	449,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,134	108.0080	150.13	470,507	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2026 Heated Area: 2674 HX Base Yr 2026



85287 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		449,334
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		576,834
SOH/AGL Deduction		183,915
ASSESSED VALUE		392,919
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		341,508
TOTAL JUST VALUE		576,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531078	CO ISSUED	0	03/23/2016
B1531078	NEW CONSTR	341,234	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/1421	4/09/2025	WD	Q	I	01	640,000
GRANTOR: BAUDEK BRAD O & TONYA						
GRANTEE: JUAN FRANCISCO RIVE						
2035/1045	3/22/2016	WD	Q	V	01	307,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BAUDEK BRAD O & TON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W19 S8 W15 N8 W14 S19 S21 E19 S9 E7 S6 E11 S1 E11 N56 $
FGR=[YR=2016;ORIG=-48,19] W14 S21 E12 S21 E21 N5 N16 W19 N21 $
FUS=[YR=2016;ORIG=20,0] E19 S26 W12 N8 W3 S8 W4 N26 $
FOP=[YR=2016;ORIG=-19,0] W15 S8 E15 N8 $
FOP=[YR=2016;ORIG=-29,56] E9 N1 W2 N6 W7 S7 $
STR=[YR=2016;ORIG=27,26] S5 W7 N3 E4 N10 E3 S8 $
PTR=[ORIG=0,0] E20 W20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS