LOT 206
NORTH HAMPTON PHASE 1 PB 6/215

GARRICK GARTH
86039 SHELTER ISLAND
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0206-0000

BUILDING CHARACTERISTICS

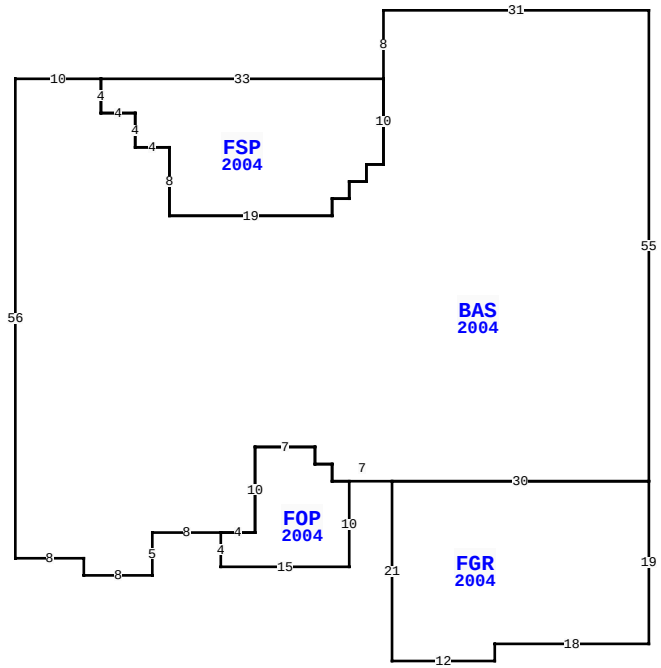
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,502	100	2004	3,502	438,989
FGR	594	55	2004	327	40,991
FOP	158	30	2004	47	5,892
FSP	424	40	2004	170	21,310
TOTALS	4,678			4,046	507,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,046	100.7600	140.06	566,683	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2023 Heated Area: 3502 HX Base Yr 2023



86039 SHELTER ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		507,181
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		638,981
SOH/AGL Deduction		0
ASSESSED VALUE		638,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		587,570
TOTAL JUST VALUE		638,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363869	NEW CONSTR	344,497	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1066	7/14/2022	WD	Q	I	01	710,000
GRANTOR: JANIS JAMES S & HILLA						
GRANTEE: GARRICK GARTH						
2466/0028	5/27/2021	WD	Q	I	01	662,000
GRANTOR: MOSELEY JON A & VIRGI						
GRANTEE: JANIS JAMES S & HIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W31 S8 FSP=[YR=2004] W33 S4 E4 S4 E4 S8 E19 N2 E2 N2 E2 N2 E2 N10$ S10 W2 S2 W2 S2 W2 S2 W19 N8 W4 N4 W4 N4 W10 S56 E8 S2 E8 N5 E8 FOP=[YR=2004] S4 E15 N10 W2 N2 W2 N2 W7 S10 W4$ E4 N10 E7 S2 E2 S2 E7 FGR=[YR=2004] S21 E12 N2 E18 N19 W30$ E30 N55$.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	000134	C	RES POND	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