LOT 209
NORTH HAMPTON PHASE 1 PB 6/215

ZIMMERMAN EDWARD G REVOCABLE TRUST/ZIMMERMAN EDWAR
86085 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0209-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

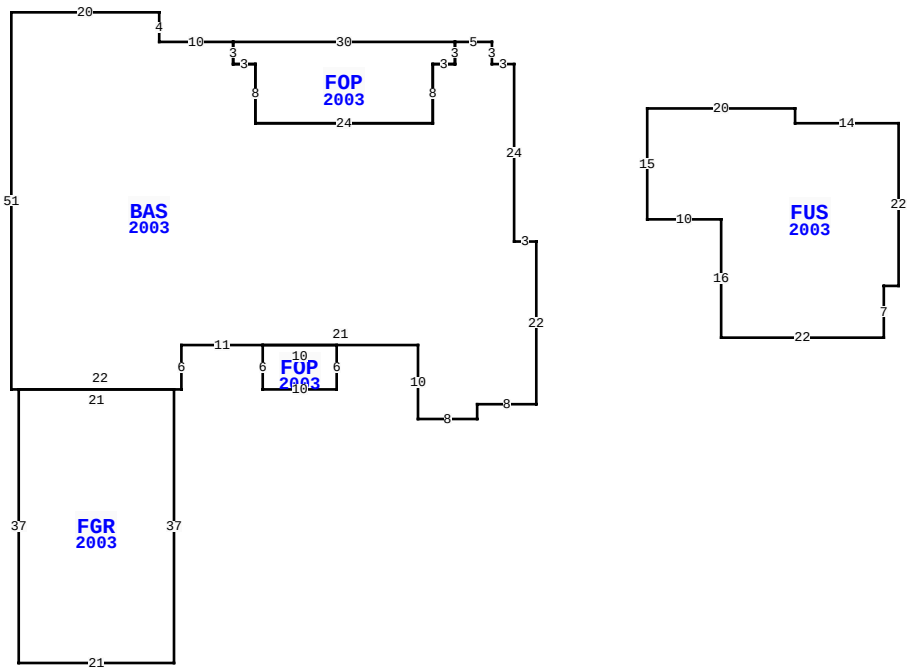
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,901	100	2003	2,901	358,444
FGR	777	55	2003	427	52,759
FOP	60	30	2003	18	2,224
FOP	282	30	2003	85	10,503
FUS	852	100	2003	852	105,272
TOTALS	4,872			4,283	529,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,283	99.8800	138.83	594,609	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2022 Heated Area: 3753 HX Base Yr 2022



86085 SHELTER ISLAND DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/27/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		529,202
TOTAL MARKET OB/XF VALUE		50,030
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		706,732
SOH/AGL Deduction		134,191
ASSESSED VALUE		572,541
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		521,130
TOTAL JUST VALUE		706,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013629	REMODEL	12,500	09/07/2022
B0412725	SWIM POOL	8,196	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1398	8/22/2023	WD	U	I	11	100
GRANTOR: ZIMMERMAN EDWARD G						
GRANTEE: ZIMMERMAN EDWARD G						
2459/1085	5/05/2021	WD	Q	I	01	650,000
GRANTOR: GORDON SUSAN L & CHRI						
GRANTEE: ZIMMERMAN EDWARD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W3 N24 W3 N3 W5 S3 W3 S8 W24 N8 W3 N3 W10 N4 W20 S51 E1 E22 N6 E11 E21 S10 E8 N2 E8 N22 $
FUS=[YR=2003;ORIG=15,-18] E20 S2 E14 S22 W2 S7 W22 N16 W10 N15 $
FGR=[YR=2003;ORIG=-70,20] S37 E21 N37 W21 $
FOP=[YR=2003;ORIG=-11,-27] W30 S3 E3 S8 E24 N8 E3 N3 $
FOP=[YR=2003;ORIG=-37,14] S6 E10 N6 W10 $
.

EXTRA FEATURES

L N	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	2003	2003	3	85	2,975	
3	0911	SCRN RM A	0	100	0	0	1,205.00	SF	18.00	18.00	100	2005	2005	3	21	4,555	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,030

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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