LOT 214
NORTH HAMPTON PHASE 1 PB 6/215

WILLIAMS FAMILY TRUST/WILLIAMS MARC D TRUSTEE
86177 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0214-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

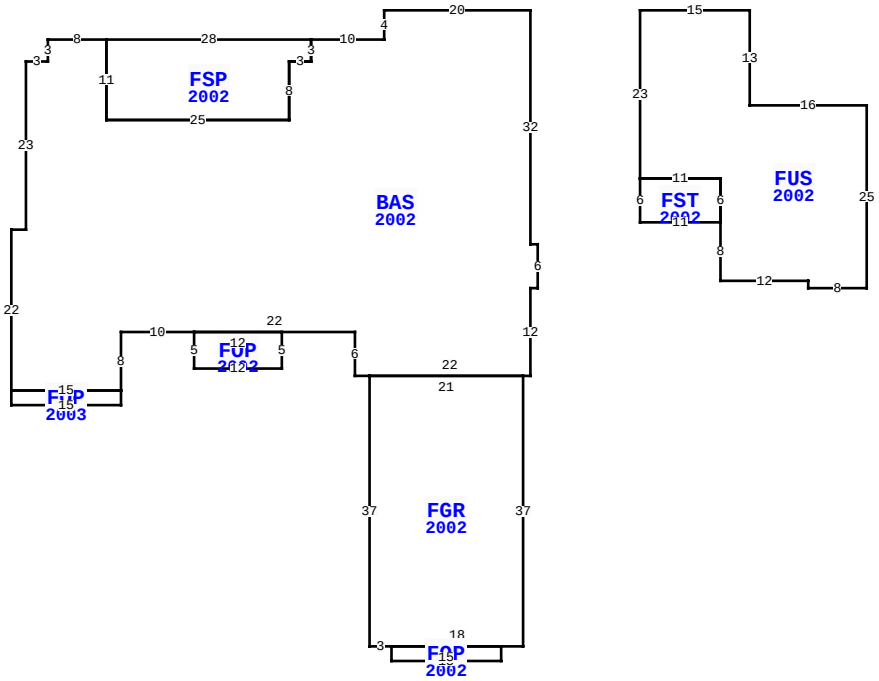
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,845	100	2002	2,845	350,783
FGR	777	55	2002	427	52,649
FOP	30	30	2002	9	1,110
FOP	60	30	2002	18	2,220
FOP	30	30	2003	9	1,110
FSP	284	40	2002	114	14,056
FST	66	55	2002	36	4,439
FUS	793	100	2002	793	97,776
TOTALS	4,885			4,251	524,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,251	100.2320	139.32	592,249	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2015 Heated Area: 3638 HX Base Yr 2015



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

86177 SHELTER ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		524,140
TOTAL MARKET OB/XF VALUE		7,406
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		659,046
SOH/AGL Deduction		230,374
ASSESSED VALUE		428,672
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,261
TOTAL JUST VALUE		659,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008923	SCRN ENCL	5,119	09/25/2020
B15964	ADDITION	4,211	09/01/2005
B0515424	SWIM POOL	8,000	01/01/2005
B0209673	NEW CONSTR	253,806	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1016	4/30/2021	WD	U	I	11	100
GRANTOR: WILLIAMS MARC D & BEV						
GRANTEE: WILLIAMS FAMILY TRU						
1884/1240	10/10/2013	WD	Q	I	02	410,000
GRANTOR: COMBS JOHN W & KATHLE						
GRANTEE: WILLIAMS MARC D & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 S4 W10 FSP=[YR=2002] W28 S11 E25 N8 E3 N3 $ S3 W3 S8 W25 N11 W8 S3 W3 S23 W2 S22 FOP=[YR=2003] S2 E15 N2 W15 $ E15 N8 E10 FOP=[YR=2002] S5 E12 N5 W12 $ E22 S6 E2 FGR=[YR=2002] S37 E3 FOP=[YR=2002] S2 E15 N2 W15 $ E18 N37 W21 $ E22 N12 E1 N6 W1 N32 $ PTR= E15 FUS=[YR=2002] E15 S13 E16 S25 W8 N1 W12 N8 FST=[YR=2002] W11 N6 E11 S6 $ N6 W11 N23 $ W15 $.

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
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	
3	0911	SCRN RM A	0	100	0	0	224.00	SF	18.00	18.00	100	2020	2020	3	82	3,306	

LAND DESCRIPTION

TOTAL OB/XF 7,406

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