



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,533	100	2002	3,533	447,869
FGR	624	55	2002	343	43,481
FOP	171	30	2002	51	6,465
FOP	442	30	2002	133	16,860

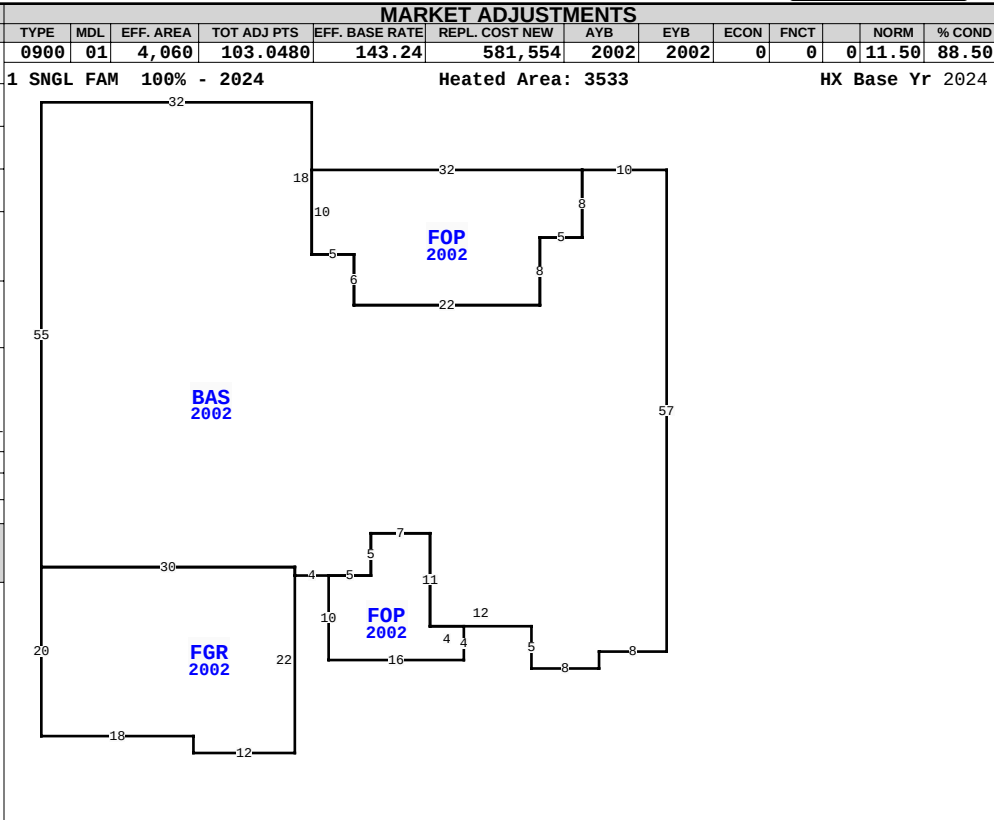
TOTALS	4,770			4,060	514,675
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EXTRA FEATURES

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	2002	2002	3	84	2,940	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
5	0911	SCRN RM A	0	100	29	44	1,276.00	SF	18.00	18.00	100	2002	2002	3	20	4,594	
6	1126	CB/STC 8"	0	100	62	4	248.00	SF	8.00	8.00	100	2002	2002	3	79	1,567	

LAND DESCRIPTION

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



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

86154 SHELTER ISLAND DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,060	103.0480	143.24	581,554	2002	2002	0	0	0	11.50	88.50

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		514,675
TOTAL MARKET OB/XF VALUE		51,601
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		693,776
SOH/AGL Deduction		0
ASSESSED VALUE		693,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		642,365
TOTAL JUST VALUE		693,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008234	REPAIR/RRF	0	09/30/2020
80210238	NEW CONSTR	9,589	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2731/30	7/11/2024	WD	U	I	11

GRANTOR: WINSTON THOMAS & STAC	
GRANTEE: WINSTON THOMAS R &	
2629/1711	3/30/2023
WD	Q
I	01
879,000	
GRANTOR: MCDOWELL JAMES E & AR	
GRANTEE: WINSTON THOMAS & ST	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W10 S8 W5 S8 W22 N6 W5 N18 W32 S55 E30
S1 E4 E5 N5 E7 S11 E12 S5 E8 N2 E8 N57 \$
FGR=[YR=2002;ORIG=-74,47] S20 E18 S2 E12 N22 W30 \$
FOP=[YR=2002;ORIG=-10,0] W32 S10 E5 S6 E22 N8 E5 N8 \$
FOP=[YR=2002;ORIG=-40,48] S10 E16 N4 W4 N11 W7 S5 W5 \$