LOT 294
IN OR 1939/947
NORTH HAMPTON PHASE 1 PB 6/215

LUKACS STEPHEN
85290 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0294-0000

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	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

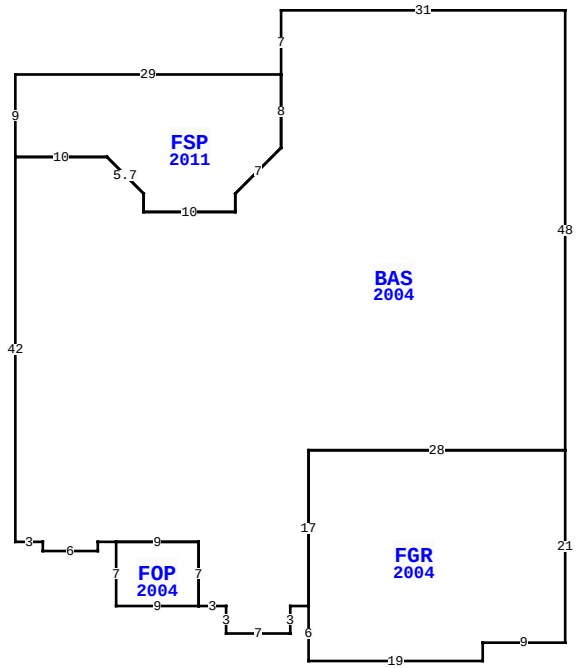
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,772	100	2004	2,772	369,611
FGR	626	55	2004	344	45,868
FOP	63	30	2004	19	2,534
FSP	337	40	2011	135	18,000
TOTALS	3,798			3,270	436,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,270	107.1800	148.98	487,165	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2015 Heated Area: 2772 HX Base Yr 2015



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

85290 SHINNECOCK HILLS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		436,013
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		514,023
SOH/AGL Deduction		191,934
ASSESSED VALUE		322,089
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,678
TOTAL JUST VALUE		514,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007321	REPAIR/RRF	17,025	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1939/0947	8/28/2014	WD	U	I	11	100
GRANTOR: LITRICO CHARLES G & R						
GRANTEE: LUKACS STEPHEN						
1935/0362	8/28/2014	WD	Q	I	01	317,500
GRANTOR: LITRICO CHARLES G & R						
GRANTEE: LUKACS STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W31 S7 FSP=[YR=2011] W29 S9 E10 D4 R4 S2 E10 N2 U5 R5 N8$ S8 D5 L5 S2 W10 N2 U4 L4 W10 S42 E3 S1 E6 N1 E2 FOP=[YR=2004] S7 E9 N7 W9$ E9 S7 E3 S3 E7 N3 E2 FGR=[YR=2004] S6 E19 N2 E9 N21 W28 S17$ N17 E28 N48$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS