LOT 298
NORTH HAMPTON PHASE 1 PB 6/215

WOOD RONALD L & JOY A L/E/
85224 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0298-0000

BUILDING CHARACTERISTICS

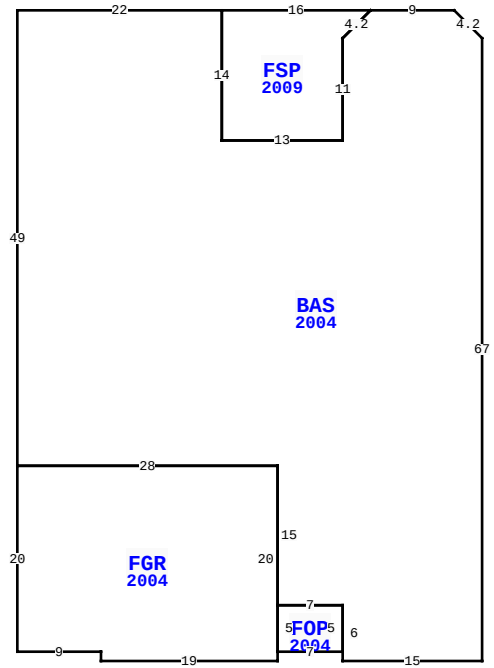
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,679	100	2004	2,679	356,299
FGR	579	55	2004	318	42,293
FOP	35	30	2004	10	1,330
FSP	187	40	2009	75	9,975
TOTALS	3,480			3,082	409,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,082	106.9040	148.60	457,985	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2025 Heated Area: 2679 HX Base Yr 2025



85224 SHINNECOCK HILLS 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		409,897
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		540,407
SOH/AGL Deduction		299,725
ASSESSED VALUE		240,682
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,271
TOTAL JUST VALUE		540,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007725	REPAIR/RRF	15,890	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2862/358	4/14/2026	LE	U	I	11	100
GRANTOR: WOOD RONALD L & JOY A						
GRANTEE: WOOD LOGAN DRAKE						
2702/1578	3/28/2024	WD	Q	I	02	600,000
GRANTOR: LIVELY THOMAS W & REB						
GRANTEE: WOOD RONALD L & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W9 FSP=[YR=2009] W16 S14 E13 N11 U3 R3 $ L3 D3 S11 W13 N14 W22 S49 FGR=[YR=2004] S20 E9 S1 E19 N1 FOP=[YR=2004] E7 N5 W7 S5 $ N20 W28 $ E28 S15 E7 S6 E15 N67 $.

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	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	000134	C	RES POND	100	0003	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