LOT 300
IN OR 2023/1543
NORTH HAMPTON PHASE 1 PB 6/215

ALTMAN SUSAN LYNN
85194 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0300-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

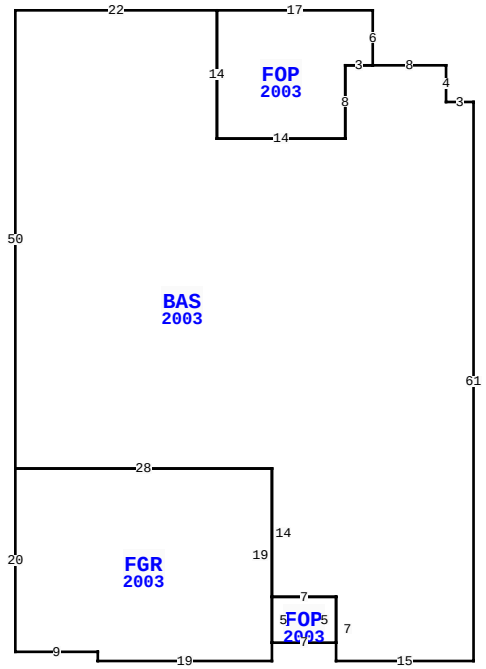
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,621	100	2003	2,621	346,638
FGR	579	55	2003	318	42,057
FOP	35	30	2003	10	1,323
FOP	214	30	2003	64	8,464
TOTALS	3,449			3,013	398,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,013	106.9040	148.60	447,732	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2018 Heated Area: 2621 HX Base Yr 2018



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

85194 SHINNECOCK HILLS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,481
TOTAL MARKET OB/XF VALUE		50,414
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		576,395
SOH/AGL Deduction		225,034
ASSESSED VALUE		351,361
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,950
TOTAL JUST VALUE		576,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311151	NEW CONSTR	186,990	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/1543	1/08/2016	WD	Q	I	01	398,500
GRANTOR: WADSWORTH CHAD S & ME						
GRANTEE: ALTMAN SUSAN LYNN						
1707/1780	10/20/2010	WD	Q	I	01	339,000
GRANTOR: STRAUB WILLIAM J SR &						
GRANTEE: ROBERTSON MEGAN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 N4 W8 FOP=[YR=2003] N6 W17 S14 E14 N8 E3$ W3 S8 W14 N14 W22 S50 FGR=[YR=2003] S20 E9 S1 E19 N2 FOP=[YR=2003] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S7 E15 N61 $.

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	2003	2003	3	85	2,975	
4	0911	SCRN RM A	0	100	0	0	1,372.00	SF	18.00	18.00	100	2004	2004	3	20	4,939	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,414

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