LOT 301
NORTH HAMPTON PHASE 1 PB 6/215

MUTH CRAIG F & DENISE A
85176 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0301-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

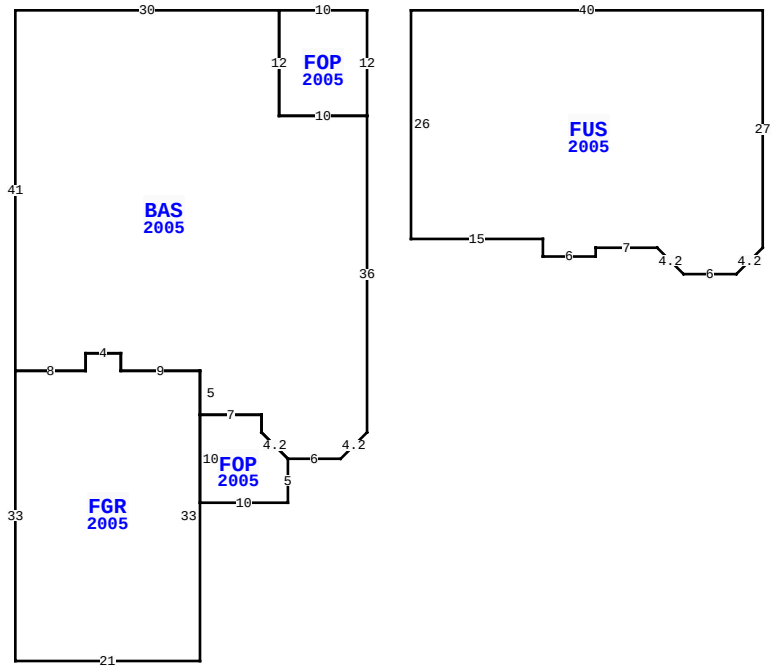
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2005	1,658	220,398
FGR	701	55	2005	386	51,311
FOP	90	30	2005	27	3,589
FOP	120	30	2005	36	4,785
FUS	1,098	100	2005	1,098	145,958
TOTALS	3,667			3,205	426,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,205	106.2600	147.70	473,378	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2021 Heated Area: 2756 HX Base Yr 2021



85176 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		426,040
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		556,585
SOH/AGL Deduction		298,353
ASSESSED VALUE		258,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,821
TOTAL JUST VALUE		556,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001750	REPAIR/RRF	17,795	02/01/2022
B13522	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/1900	6/23/2020	WD	Q	I	02	405,000
GRANTOR: HERNANDEZ PATRICIA AL						
GRANTEE: MUTH CRAIG F & DENI						
2277/0707	5/29/2019	QC	U	I	11	100
GRANTOR: HORNER MICHAEL T						
GRANTEE: HERNANDEZ PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N12 W10 S12 E10$ BAS=[YR=2005] W10 N12 W30 S41 FGR=[YR=2005] S33 E21 N33 W9 N2 W4 S2 W8$ E8 N2 E4 S2 E9 S5 FOP=[YR=2005] S10 E10 N5 U3 L3 N2 W7$ E7 S2 D3 R3 E6 R3 U3 N36$ PTR=E5 N12 FUS=[YR=2005] S26 E15 S2 E6 N1 E7 D3 R3 E6 U3 R3 N27 W40$ S12 W5$.

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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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		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