LOT 303
IN OR 2230/1844
NORTH HAMPTON PHASE 1 PB 6/215

DELP DONALD R & REBECCA A
85144 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0303-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

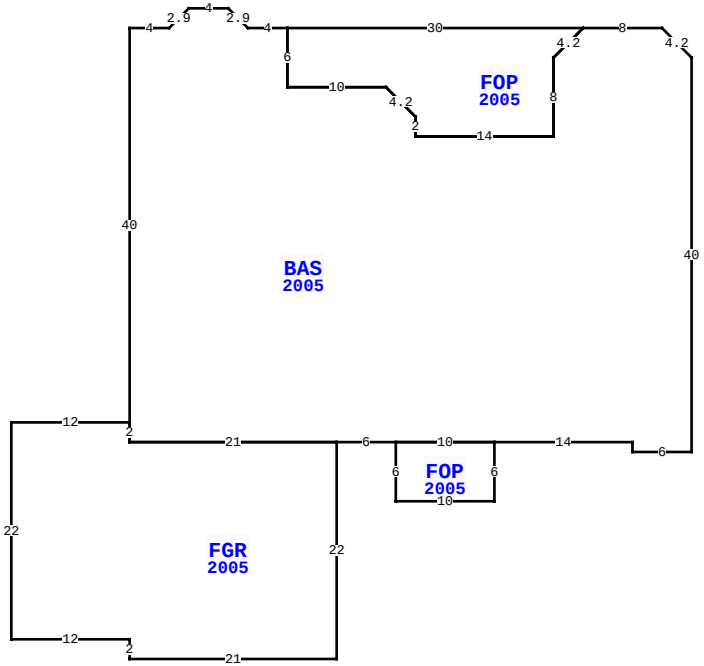
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2005	2,167	300,580
FGR	726	55	2005	399	55,345
FOP	60	30	2005	18	2,497
FOP	241	30	2005	72	9,987
TOTALS	3,194			2,656	368,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,656	110.8800	154.12	409,343	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2019 Heated Area: 2167 HX Base Yr 2019



85144 SHINNECOCK HILLS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,409
TOTAL MARKET OB/XF VALUE		91,437
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		587,346
SOH/AGL Deduction		209,674
ASSESSED VALUE		377,672
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		326,261
TOTAL JUST VALUE		587,346
NCON VALUE		88,392
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010894	NW RES SCN	18,500	09/26/2025
SP250010737	POOL RESI	122,582	09/23/2025
E15262	ELEC OTHER	1,500	07/01/2005
M10074	MECH OTHER	0	07/01/2005
P0509572	OTHER	0	06/01/2005
R0507655	REPAIR/RRF	3,500	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/1844	10/05/2018	WD	Q	I	02	339,000
GRANTOR: MICHELS ARNOLD B & AN						
GRANTEE: DELP DONALD R & REB						
1688/1768	7/14/2010	WD	Q	I	02	308,500
GRANTOR: DELP DONALD R & REBEC						
GRANTEE: MICHELS ARNOLD B &						

BUILDING NOTES

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	2005	2005	3	87	3,045	
4	0912	SCRN RM G	0	100	26	52	1,352.00	SF	21.00	21.00	100	2026	2025		100	28,392	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] U3L3 W8 D3L3 S8 W14 N2 U3L3 W10 N6 W4 U2L2 W4 D2L2 W4 S40 S2 E21 E6 E10 E14 S1 E6 N40 $
FGR=[YR=2005;ORIG=-57,37] W12 S22 E12 S2 E21 N22 W21 N2 $
FOP=[YR=2005;ORIG=-41,-3] S6 E10 D3R3 S2 E14 N8 U3R3 W30 $
FOP=[YR=2005;ORIG=-30,39] S6 E10 N6 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 91,437

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/12/2026 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS