

PT OF LOT 4 R621805  
 IN OR 1619/1952  
 E O FRIEND SUB DBZ/165

SHELTON JAMES C SR EST  
 C/O GEORGE C SHELTON, 95220 CLEMENTS RD  
 FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0004-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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
Quality	03	Quality Level	03
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	924	100	924
BAS	224	100	224
DCK	40	15	6
DCK	240	15	36
TOTALS	1,428		1,190

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,190	101.6000	66.04	78,588	1987	1987	0	0	70.00	30.00

1 M/H 93- - 0% - 0 Heated Area: 1148 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			23,576
TOTAL MARKET OB/XF VALUE			2,762
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			121,338
SOH/AGL Deduction			246
ASSESSED VALUE			121,092
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,092
TOTAL JUST VALUE			121,338
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/1952	5/19/2009	QC	U	I	11	100
GRANTOR: MOORE ARVEL E JR & PE						
GRANTEE: SHELTON JAMES C SR						
1524/1849	9/13/2007	QC	U	I	01	11,000
GRANTOR: MOORE ARVEL EUGENE JR						
GRANTEE: MOORE ARVEL EUGENE						

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	0940	SHEDS/PORT	0	0	12	8			96.00	100	1995	1995	3	20	576				
2	0681	POLE SHED	0	0	0	0			274.00	SF	15.00	15.00	100	1995	1995	3	24	986	
3	0940	SHEDS/PORT	0	0	10	9			90.00	SF	30.00	30.00	100	1995	1995	3	20	540	
4	0940	SHEDS/PORT	0	0	10	11			110.00	SF	30.00	30.00	100	1995	1995	3	20	660	
<b>TOTAL OB/XF</b>															2,762				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1995] W16 S6 DCK=[YR=1993] W4S3W3 S4E7N7S8											
BAS=[YR=1993] W50 S14E32 DCK=[YR=1993] S12E20N12W20\$ E34N14											
W16\$ E16N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0006	RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	95,000.00	95,000.00	95,000							