LOT 2
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

SHELOR MATTHEW & KATHERINE/SHELOR BARRY L & CYNTHI
444 N SHANKS ST
SALEM, VA 24153

2023

00-SB-30-1521-0002-0000

BUILDING CHARACTERISTICS

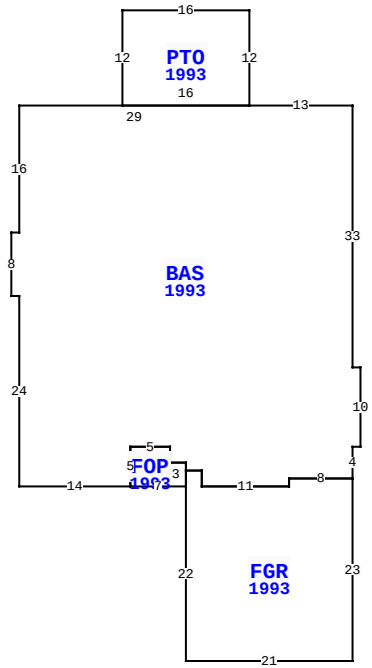
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	1,991	355,242
FGR	474	55	261	46,568
FOP	31	30	9	1,605
PTO	192	5	10	1,784
TOTALS	2,688		2,271	405,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,271	144.7538	206.27	468,439	1993	1995	0	0	0	13.50	86.50

1 SFR CUST – 0% - 0 Heated Area: 1991 HX Base Yr



4953 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	405,200
TOTAL MARKET OB/XF VALUE	9,196
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	664,396
SOH/AGL Deduction	176,181
ASSESSED VALUE	488,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	488,215
TOTAL JUST VALUE	664,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25606	REMODEL	13,000	03/01/2012
B24662	REPAIR/RRF	1,800	05/01/2011
00345	NEW CONSTR	84,119	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2386/1303	8/18/2020	WD	U	I	11	100
GRANTOR: FRIDELL NANCY						
GRANTEE: SHELOR MATTHEW & KA						
2386/1301	8/25/2020	PR	U	I	19	495,000
GRANTOR: TILLIS STEVEN M P/R						
GRANTEE: SHELOR MATTHEW & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 PTO=[YR=1993] N12 W16 S12 E16$ W29 S16 W1 S8 E1 S24 E14 FOP=[YR=1993] E7 FGR=[YR=1993] S22 E21 N23 W8 S1 W11 N2W2S2$ N3 W2 N2 W5 S5$ N5 E5 S2 E2 S1 E2 S2 E11 N1 E8 N4 E1 N10 W1 N33$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	0855	CONC PAVER	0	0	0	0	817.00	SF	10.00	10.00	100	2000	2000	3	80	6,536	

LAND DESCRIPTION

TOTAL OB/XF 9,196

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/17/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS