

BLOCK 20 LOTS 7 THRU 10 &
PT OF ABDN R/W OR 39/98 &
IN OR 1817/430

SHELTON JAMES C JR & SANDRA L
86001 OAK TREE LN
YULEE, FL 32097

2023

04-2N-27-4300-0020-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	05	ASPH TILE 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1,905	123,556
FOP	84	30	25	1,621
STP	24	10	2	130
UCP	276	20	55	3,567
UGR	286	45	129	8,367
UST	474	45	213	13,815

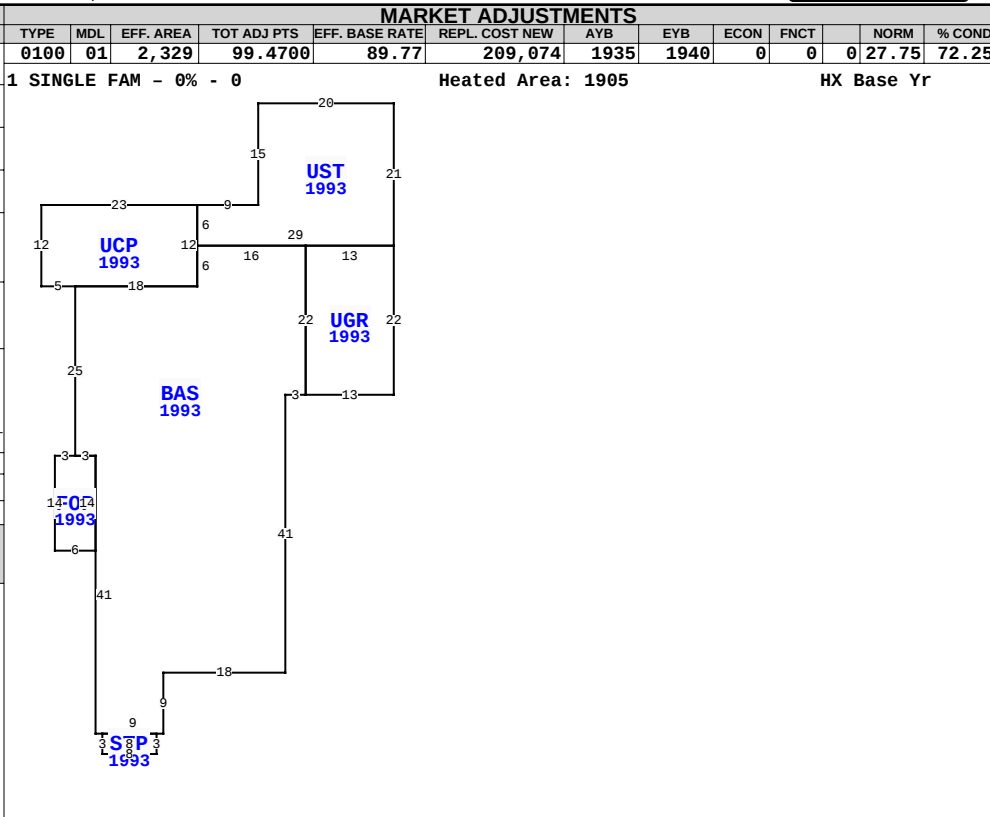
TOTALS	3,049		2,329	151,056
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EXTRA FEATURES

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	0811	CONCRETE B	0	0	10	64		5.20	5.20	100	1987	1987	3	54.5	1,814	
4	0810	CONCRETE A	0	0	12	30		6.50	6.50	100	1987	1987	3	54.5	1,275	
7	0802	ASPHALT B	0	0	0	0		2.40	2.40	100	2000	2000	3	50	883	
8	0810	CONCRETE A	0	0	0	0		6.50	6.50	100	2000	2000	3	80	374	
9	1242	WD DECK A	0	0	0	0		10.00	10.00	100	2000	2000	3	20	168	
10	0810	CONCRETE A	0	0	0	0		6.50	6.50	100	2000	2000	3	80	1,518	

LAND DESCRIPTION

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	000100	C	SFR	0		RS-2	191.00	112.00	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							



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

86105 STILL MEADOW LN, YULEE															
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TOTAL OB/XF

6,032															
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		4
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	151,056	
TOTAL MARKET OB/XF VALUE	6,032	
TOTAL LAND VALUE - MARKET	90,000	
TOTAL MARKET VALUE	247,088	
SOH/AGL Deduction	70,545	
ASSESSED VALUE	176,543	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	176,543	
TOTAL JUST VALUE	247,088	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	200,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226626	REMODEL	5,400	11/01/2012
R1213176	REPAIR/RRF	6,000	10/01/2012
7619	MH MOVE-ON	13,800	01/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1817/0430	10/03/2012	WD	U	I	30	25,000
GRANTOR: LEWIS CHESTER R TRUST						
GRANTEE: SHELTON JAMES C JR						
1698/0963	8/27/2010	WD	U	I	11	100
GRANTOR: LEWIS CHESTER R JR TR						
GRANTEE: LEWIS CHESTER R TRU						

BUILDING NOTES

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BUILDING DIMENSIONS

UST=[YR=1993] W20 S15 W9 UCP=[YR=1993] W23 S12 E5
BAS=[YR=1993] S25 FOP=[YR=1993] W3 S14 E6 N14 W3 \$ E3 S41
E1 STP=[YR=1993] S3 E8 N3 W8 \$ E9 N9 E18 N41 E3
UGR=[YR=1993] E13 N22 W13 S22 \$ N22 W16 S6 W18 \$ E18 N12 \$
S6 E29 N21 \$.