

BLOCK 1 LOT 41  
IN OR 653 PG 1189  
R567927 & R567928

WALDRON BRENDA A  
85074 SHILOH PLACE  
FERNANDINA BEACH, FL 32034-7612

2023

25-2N-27-1475-0001-0410



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                      |                      |     |          |        |       |             | MARKET ADJUSTMENTS                                                                     |           |           |             |                |                |                 |            |                             |      | NASSAU COUNTY PROPERTY |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|----------------------|-----|----------|--------|-------|-------------|----------------------------------------------------------------------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|------------------------|-------|--------|----|--------|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                |                  |                |                      |                      |     |          |        |       |             | VALUATION SUMMARY                                                                      |           |           |             |                |                |                 |            |                             |      | PAGE 1 of 1            |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                     | CD               |                |                      |                      |     |          |        |       |             | TYPE                                                                                   | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT |                        | NORM  | % COND |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    |                      |                      |     |          |        |       |             | 0820                                                                                   | 02        | 1,728     | 117.2000    | 76.18          | 131,639        | 1992            | 1992       | 0                           | 0    | 0                      | 70.00 | 30.00  |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  |                      |                      |     |          |        |       |             | 1 M/H 93- - 100% - 0                                                                   |           |           |             |                |                |                 |            |                             |      | Heated Area: 1728      |       |        |    |        |  |  |  |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                      |                      |     |          |        |       |             | <div><div>27</div><div>64</div><div>27</div><div>64</div><div>BAS<br/>1993</div></div> |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                      |                      |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 80      |                      |                      |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 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             |                      |     |          |        |       |             |                                                                                        | 04        |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  | 4004           | 00                   |                      |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA         | SUBAREA MARKET VALUE |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,728            | 100            | 1,728                | 39,492               |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 1,728          | 1,728                | 39,492               |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                      |                      |     |          |        |       |             | 85074 SHILOH PL, FERNANDINA BEACH                                                      |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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       | 1992      | 1992        | 3              | 74             | 2,590           |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0940             | SHEDS/PORT     | 0                    | 100                  | 10  | 20       | 200.00 | SF    | 20.10       | 20.10                                                                                  | 100       | 1993      | 1993        | 3              | 20             | 804             |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 1242             | WD DECK A      | 0                    | 100                  | 10  | 13       | 130.00 | SF    | 10.00       | 10.00                                                                                  | 100       | 1993      | 1993        | 3              | 20             | 260             |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 1242             | WD DECK A      | 0                    | 100                  | 14  | 30       | 420.00 | SF    | 10.00       | 10.00                                                                                  | 100       | 1993      | 1993        | 3              | 20             | 840             |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                           | 0351             | CARPORT MT     | 0                    | 100                  | 12  | 20       | 240.00 | SF    | 10.00       | 10.00                                                                                  | 100       | 2000      | 2000        | 3              | 20             | 480             |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                      |                      |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      | TOTAL OB/XF            |       |        |    |        |  |  |  |  |  | 4,974      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP                  | R D | LOC ZONE | FRONT  | DEPTH | TOT LND UTS | UNIT TYPE                                                                              | D T       | DPHT FACT | % COND      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL  | FRZ    | YR | CONSRV |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 000102           | C              | SFR/MH               | 100                  |     | OR       | 0.00   | 0.00  | 1.00        | LT                                                                                     |           | 1.00      | 1.00        | 1.00           | 85,000.00      | 85,000.00       | 85,000     |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/06/2017 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS |                  |                |                      |                      |     |          |        |       |             |                                                                                        |           |           |             |                |                |                 |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |