BLOCK 1 LOT 49 R433553
IN OR 593/472 & OR 631/1070
ESMTS OR 776/1663 &OR 813/1068

PAYNE DANA MICHELLE EST/BRYANT HEATH PAYNE
85211 SHILOH PLACE
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 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	04	Quality Level 04

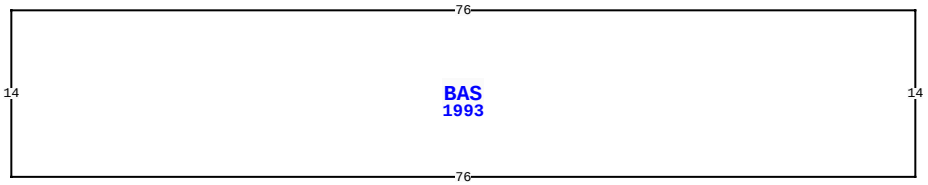
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	23,431
TOTALS	1,064		1,064	23,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	96.8000	62.92	66,947	1990	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2021 Heated Area: 1064 HX Base Yr 2021



85211 SHILOH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,431
TOTAL MARKET OB/XF VALUE		12,317
TOTAL LAND VALUE - MARKET		489,500
TOTAL MARKET VALUE		525,248
SOH/AGL Deduction		271,954
ASSESSED VALUE		253,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,294
TOTAL JUST VALUE		525,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961558	MH MOVE-ON	0	11/01/1996
8128	MH MOVE-ON	15,337	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0631/1070	7/23/1991	QC	U	I	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: PAYNE DANA M						
0593/0472	3/22/1990	WD	Q	V		32,000
GRANTOR: SHEFFIELD W & LEE J						
GRANTEE: PAYNE DANA MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

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	1243	WD DECK F	0	100	9	12	108.00	SF	8.00	8.00	100	1993	1993	3	20	173	
2	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	1994	1994	3	20	144	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,317

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	000116	C	SFR MARSH	100		OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	150,000.00	150,000.00	487,500							
2	009630	C	SWAMP	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	500.00	500.00	2,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 7.25 Total Land Value: 489,500 Market: 0 Agricultural: 0 Common: 489,500 PRINTED 08/02/2023 BY SYS