

MARON GLENN H & LYNDAN L
85093 SHILOH PL
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0001-0550

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	20	FACE BRICK 100								0900	01	2,147	101.7583	120.84	259,443	2001	2001	0	0	0	15.75	84.25									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 0														Heated Area: 1863							
Roof Cover	05	COMP SHNGL 100																						HX Base Yr							
Interior Wall	03	DRYWALL 100																													
Interior Floo	14	CARPET 90																													
Interior Floo	11	CLAY TILE 10																													
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	00	0 100																													
Occupancy	00	NONE 100																													
Quality		02	Quality Level 02																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA						04																						
NEIGHBORHOOD/LOC		4004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,863	100	1,863	189,668																											
FGR	409	55	225	22,907																											
FOP	90	30	27	2,749																											
FOP	108	30	32	3,258																											
TOTALS		2,470	2,147	218,581																											
EXTRA FEATURES										85093 SHILOH PL, FERNANDINA BEACH										BLD DATE 03/03/2023 NW LGL DATE 05/26/2023 MLU											
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															
2	0820	WOOD WALK	0 100	0	0	245.00	SF	11.75	11.75	100	1990	1990	3	40	1,152																
3	0681	POLE SHED	0 100	24	8	192.00	SF	15.00	15.00	100	1992	1992	3	20	576																
4	0681	POLE SHED	0 100	20	26	520.00	SF	15.00	15.00	100	1993	1993	3	20	1,560																
5	0940	SHEDS/PORT	0 100	20	12	240.00	SF	20.10	20.10	100	1993	1993	3	20	965																
6	0681	POLE SHED	0 100	17	8	136.00	SF	15.00	15.00	100	1993	1993	3	20	408																
7	1242	WD DECK A	0 100	18	8	144.00	SF	8.00	8.00	100	1994	1994	3	20	230																
8	0681	POLE SHED	0 100	12	30	360.00	SF	15.00	15.00	100	1997	1997	3	26	1,404																
9	0681	POLE SHED	0 100	6	12	72.00	SF	15.00	15.00	100	1996	1996	3	25	270																
10	0681	POLE SHED	0 100	20	12	240.00	SF	12.00	12.00	100	1993	1993	3	20	576																
11	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	1993	1993	3	20	432																
LAND DESCRIPTION										TOTAL OB/XF										7,573											
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	000100	C	SFR	100		OR	0.00	0.00	5.84	AC		1.00	1.00	1.00	80,000.00	80,000.00	467,200														
2	009630	C	SWAMP	0		OR	0.00	0.00	6.39	AC		1.00	1.00	1.00	500.00	500.00	3,195														
REVIEW DATE 03/18/2019 BY SBA Total Acres: 12.23 Total Land Value: 470,395 Market: 0 Agricultural: 0 Common: 470,395 PRINTED 08/02/2023 BY SYS																															

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