

LOT 7
OAK WOODS PB 5/370

RICHARDSON BRIANA MORGAN &/CALHOON RONALD HEH
86027 SHADY OAK DRIVE
YULEE, FL 32097

2023

38-2N-27-1525-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,515	100	1,515	181,693
FGR	294	55	162	19,429
FOP	15	30	4	479
PTO	144	5	7	839
TOTALS	1,968		1,688	202,440

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0811	CONCRETE B	0 100	0	0	1,140.00	SF	5.20	
4	0810	CONCRETE A	0 100	21	20	420.00	SF	6.50	
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 12/12/2019 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,688	105.7500	125.58	211,979	1996	2016	0	0	0	4.50	95.50
1 SNGL FAM - 100% - 2023												
Heated Area: 1515												
HX Base Yr 2023												

86027 SHADY OAK DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,440	
TOTAL MARKET OB/XF VALUE		10,924	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		293,364	
SOH/AGL Deduction		0	
ASSESSED VALUE		293,364	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		243,364	
TOTAL JUST VALUE		293,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0843	2/28/2022	WD	Q	I	02	381,000
GRANTOR: TESTON-IVEY ELLA JEAN						
GRANTEE: RICHARDSON BRIANA M						
1536/0161	11/15/2007	QC	U	I	01	100
GRANTOR: IVEY CHRISTOPHER L &						
GRANTEE: TESTON-IVEY ELLA JE						

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1996] W14 BAS=[YR=1996] W5 PTO=[YR=1996] N12 W12 S12 E12 \$ W46 S30 E26 FOP=[YR=1996] E5 N3 W5 S3 \$ N3 E5 S3 E20 N30 \$ S21 E14 N21 \$.									

TOTAL OB/XF									
10,924									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

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