

LOT 90
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

SHELDON TODD M & PENNY L
67975 CLOVERDALE RD
SISTERS, OR 97759

2023

44-2N-27-1003-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4086.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	106,332
FGR	441	55	243	29,906
FOP	174	30	52	6,400
FUS	857	100	857	105,471
PTO	126	5	6	738
STR	68	10	7	861

TOTALS	2,530		2,029	249,709
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EXTRA FEATURES	
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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	0810	CONCRETE A	0	0	0	36.00	SF	6.50	6.50	100	2022	2022	3	100	234	
2	0855	CONC PAVER	0	0	0	850.00	SF	10.00	10.00	100	2022	2022	3	100	8,500	

LAND DESCRIPTION	
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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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

MARKET ADJUSTMENTS												HEATED AREA: 1721				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0900	01	2,029	103.6350	123.07	249,709	2022	2022	0	0	0	0.00	100.00							
1 SNGL FAM - 0% - 2023																			

616 PALMETTO PL, YULEE	BLD DATE	03/21/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				249,709	
TOTAL MARKET OB/XF VALUE				8,734	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				318,443	
SOH/AGL Deduction				0	
ASSESSED VALUE				318,443	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				318,443	
TOTAL JUST VALUE				318,443	
NCON VALUE				258,443	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006267	CO ISSUED	0	04/21/2022
21009237	NEW CONSTR	291,916	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2644/1849	5/30/2023	WD	Q	I	01
					SALE PRICE
					415,000
GRANTOR: GROFF CLAYTON ISAAC &					
GRANTEE: SHELDON TODD M & PE					
2559/1890	4/29/2022	SW	Q	I	01
GRANTOR: MATTAMY JACKSONVILLE					
GRANTEE: GROFF CLAYTON I & C					

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W21 S20 PTO=[YR=2022] W9 S14 BAS=[YR=2022] S15 E9 S3 FOP=[YR=2022] S12 E21 N6 W13 N6 W8\$ E8 S6 E13 N37 W21 S13 W9\$ E9 N14\$ S1 E21 N21\$ PTR=E15 FUS=[YR=2022] E21 S6 STR=[YR=2022] S8 W7 N4 W3 N4 E10\$ W10 S4 E3 S4 E7 S24 W13 N1 W8 N9 W9 N15 E9 N13\$ W15\$.	