PT OF TRACTS 22 & 23
IN OR 2183/514
EX S-3 OF LOTS 22 & 23

PALMER STANLEY
95055 SHADY ACRES LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0022-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

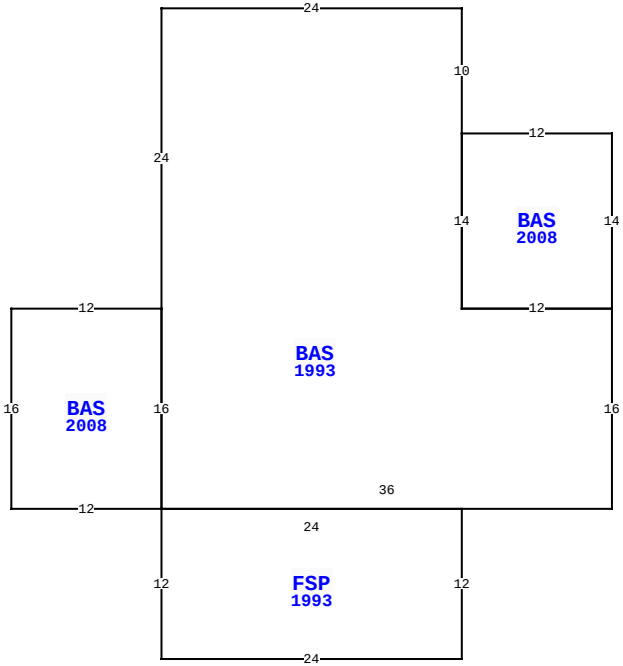
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	96,163
BAS	168	100	168	14,024
BAS	192	100	192	16,027
FSP	288	40	115	9,599
TOTALS	1,800		1,627	135,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	112.4550	101.49	165,124	1973	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



95055 SHADY ACRES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,814
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		102,750
TOTAL MARKET VALUE		240,436
SOH/AGL Deduction		96,870
ASSESSED VALUE		143,566
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		88,566
TOTAL JUST VALUE		240,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971791	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/0514	2/23/2018	WD	Q	I	01	145,000
GRANTOR: GRAVITT DOROTHY E						
GRANTEE: PALMER STANLEY						
0815/0558	12/02/1997	WD	U	I	05	75,000
GRANTOR: INDEPENDENT MORTGAGE						
GRANTEE: GRAVITT BENNY A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] N10 W24 S24 BAS=[YR=2008] W12 S16 E12 N16$ S16 FSP=[YR=1993] S12 E24 N12 W24$ E36 N16 W12 N14$ S14 E12 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
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	1998	1998	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 1,872

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	75,000.00	75,000.00	102,750							

REVIEW DATE 03/15/2019 BY KWA Total Acres: 1.37 Total Land Value: 102,750 Market: 0 Agricultural: 0 Common: 102,750 PRINTED 08/02/2023 BY SYS