

BEASLEY BROOKE A & GEORGE B
95001 SHADY ACRES LANE
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0022-0030

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

DCK

30

03

05

05

14

08

03

04

02

1.

04

0200

4006.00

2,322

100

2,322

88,006

224

15

34

VINYL 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 80

SHT VINYL 20

CENTRAL 100

AIR DUCTED 100

5 100

2 100

WOOD FRAME 100

1. 1. 100

0 100

MOBILE HOME

MKT AREA

04

4006.00

2,322

100

2,322

88,006

224

15

34

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800

02

2,356

128.9200

90.24

212,605

1997

1997

0

0

0

58.00

42.00

1 M/H 94+ - 100% - 2018

Heated Area: 2322

HX Base Yr 2018

20

16

14

14

14

27

27

34

6

3.1

4

3.1

25

BAS

1997

DCK

1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE89,294

TOTAL MARKET OB/XF VALUE3,818

TOTAL LAND VALUE - MARKET191,250

TOTAL MARKET VALUE284,362

SOH/AGL Deduction155,167

ASSESSED VALUE129,195

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE79,195

TOTAL JUST VALUE284,362

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE195,299

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2135/08687/21/2017WD Q Q I 01149,600

GRANTOR:SHUMAN JAMES C

GRANTEE:BEASLEY BROOKE A &

1291/03841/27/2005WD U I 05132,000

GRANTOR:MIXON JESSIE H & JOYC

GRANTEE:SHUMAN JAMES C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 DCK=[YR=1997] N14 W16 S14 E16\$ W16 N14 W20 S14 W22 S27 E34 N1 E6 D1 R3 E4 U1 R3 E1 S1 E25 N27\$.

EXTRA FEATURES

95001 SHADY ACRES LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/30/2023MLU

LAND DESCRIPTION

TOTAL OB/XF3,818

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000.000.003.00AC1.001.000.8575,000.0063,750.00191,250

REVIEW DATE06/14/2017BYKW

Total Acres: 3.00Total Land Value: 191,250Market: 0Agricultural: 0Common: 191,250

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