PT OF LOT 4 R621805
IN OR 1619/1952
E O FRIEND SUB DBZ/165

SHELTON JAMES C SR EST
C/O GEORGE C SHELTON, 95220 CLEMENTS RD
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-034B-0004-0020**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

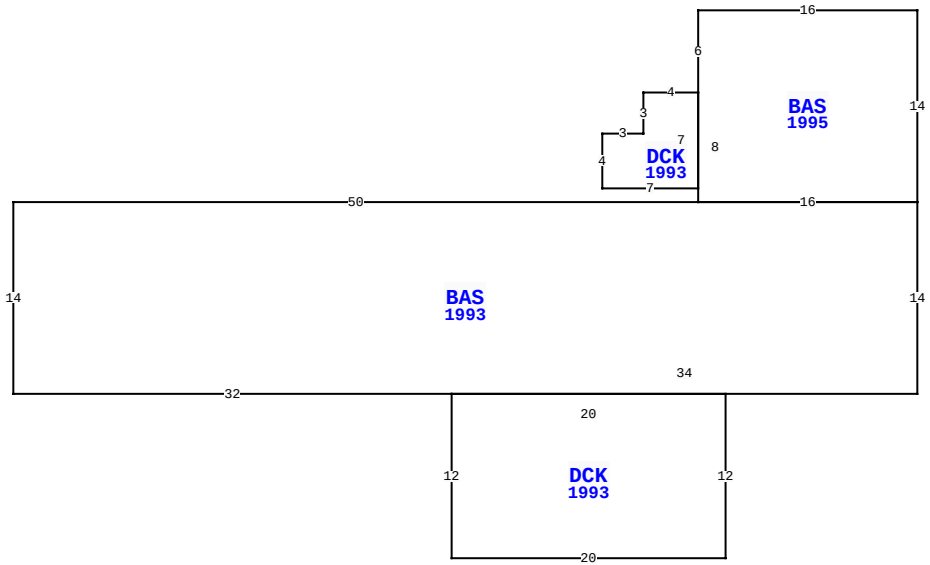
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2020.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 19,715 |
| BAS | 224 | 100 | 224 | 4,779 |
| DCK | 40 | 15 | 6 | 128 |
| DCK | 240 | 15 | 36 | 768 |
| TOTALS | 1,428 | | 1,190 | 25,390 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,190 | 101.6000 | 71.12 | 84,633 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1148 HX Base Yr




201 BONNIEVIEW RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/27/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 25,390 |
| TOTAL MARKET OB/XF VALUE | 2,721 |
| TOTAL LAND VALUE - MARKET | 95,000 |
| TOTAL MARKET VALUE | 123,111 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 123,111 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 123,111 |
| TOTAL JUST VALUE | 123,111 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 121,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1619/1952 | 5/19/2009 | QC | U | I | 11 | 100 |
| GRANTOR: MOORE ARVEL E JR & PE | | | | | | |
| GRANTEE: SHELTON JAMES C SR | | | | | | |
| 1524/1849 | 9/13/2007 | QC | U | I | 01 | 11,000 |
| GRANTOR: MOORE ARVEL EUGENE JR | | | | | | |
| GRANTEE: MOORE ARVEL EUGENE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W16 S6 DCK=[YR=1993] W4S3W3 S4E7N7$S8
BAS=[YR=1993] W50 S14E32 DCK=[YR=1993] S12E20N12W20$ E34N14
W16$ E16N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 576 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 0 | 0 | 274.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 23 | 945 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 9 | 90.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 540 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 11 | 110.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 660 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,721

| 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 | 0 | 0006 | RSF-2 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 95,000.00 | 95,000.00 | 95,000 | | | | | | | |

REVIEW DATE 12/27/2022 BY TWA Total Acres: 1.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS