

LOT 3
IN OR 1892/599
SHADOW WOODS SUB PB 4/88

KELLER CHARLES M & LAURA T
1365 SHADOW WOODS LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0610-0003-0000



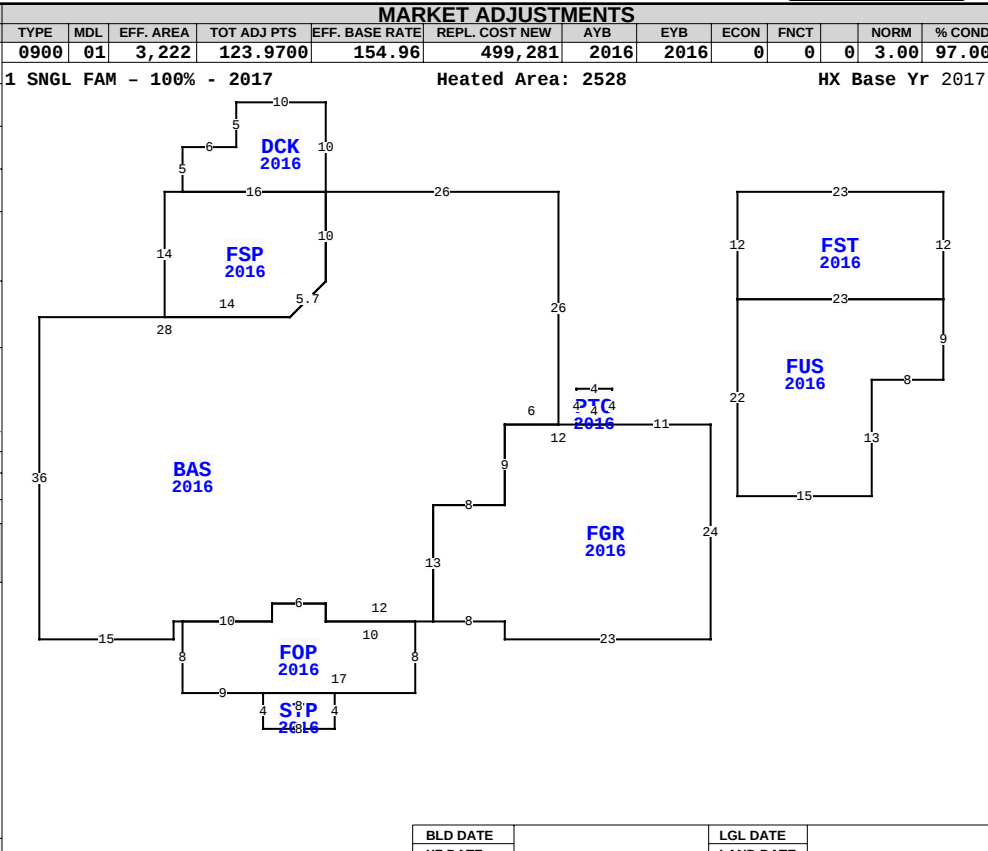
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2,126	319,562
DCK	130	10	13	1,954
FGR	656	55	361	54,263
FOP	220	30	66	9,920
FSP	244	40	98	14,730
FST	276	55	152	22,847
FUS	402	100	402	60,425
PTO	16	5	1	150
STP	32	10	3	451
TOTALS	4,102		3,222	484,303

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2016
2	0811	CONCRETE B	0	100	0	1,460.00	SF	5.20	5.20	100	2016
3	0810	CONCRETE A	0	100	0	152.00	SF	6.50	6.50	100	2016
4	0810	CONCRETE A	0	100	3	15.00	SF	6.50	6.50	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	RSF-1	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		484,303	
TOTAL MARKET OB/XF VALUE		10,270	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		742,073	
SOH/AGL Deduction		260,570	
ASSESSED VALUE		481,503	
TOTAL EXEMPTION VALUE		HX HB DX	55,000
BASE TAXABLE VALUE		426,503	
TOTAL JUST VALUE		742,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		720,330	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429671	NEW CONSTR	320,546	12/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1892/0599	12/03/2013	WD	Q	V	02
GRANTOR: MANHEIN ROBERT JERE &					
GRANTEE: KELLER CHARLES M &					
0536/1276	2/16/1988	WD	U	V	06
GRANTOR: VAN DYKE JANE M					
GRANTEE: MANHEIN ROBERT & L					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2016] W26 DCK=[YR=2016] N10 W10 S5 W6 S5											
FSP=[YR=2016] W2 S14 E14 U4 R4 N10 W16\$ E16\$ S10 D4 L4											
W28 S36 E15 N2 E1 FOP=[YR=2016] S8 E9 STP=[YR=2016] S4 E8 N4											
W8\$ E17 N8 W10 N2 W6 S2 W10\$ E10 N2 E6 S2 E12 FGR=[YR=2016]											
E8 S2 E23 N24 W11 PTO=[YR=2016] N4 W4 S4 E4\$ W12 S9 W8 S13\$											
N13 E8 N9 E6 N26\$ PTR=E20 FST=[YR=2016] E23 S12 FUS=[YR=2016]											
S9 W8 S13 W15 N22 E23\$ W23 N12\$ W20\$.											