

LOT 2
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

SHELOR MATTHEW & KATHERINE/SHELOR BARRY L & CYNTHI
444 N SHANKS ST
SALEM, VA 24153

2024

00-SB-30-1521-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	1,991	371,783
FGR	474	55	261	48,737
FOP	31	30	9	1,680
PTO	192	5	10	1,867
TOTALS	2,688		2,271	424,068

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	0	0	0	817.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,271	144.7538	217.13	493,102	1993	1995	0	0	14.00	86.00
1 SFR CUST - 0% - 0 Heated Area: 1991 HX Base Yr											
4953 SUMMER BEACH BLVD, FERNANDINA BEACH											
BLD DATE: 05/07/2024 MLU											

TOTAL OB/XF											
9,044											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 424,068											
TOTAL MARKET OB/XF VALUE 9,044											
TOTAL LAND VALUE - MARKET 400,000											
TOTAL MARKET VALUE 833,112											
SOH/AGL Deduction 296,075											
ASSESSED VALUE 537,037											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 537,037											
TOTAL JUST VALUE 833,112											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 664,396											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25606	REMODEL	13,000	03/01/2012
B24662	REPAIR/RRF	1,800	05/01/2011
00345	NEW CONSTR	84,119	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1301	8/25/2020	PR	U	I	19	495,000
GRANTOR: TILLIS STEVEN M P/R						
GRANTEE: SHELOR MATTHEW & KA						
2386/1303	8/18/2020	WD	U	I	11	100
GRANTOR: FRIDELL NANCY						
GRANTEE: SHELOR MATTHEW & KA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 PTO=[YR=1993] N12 W16 S12 E16\$ W29 S16 W1 S8 E1 S24 E14 FOP=[YR=1993] E7 FGR=[YR=1993] S22 E21 N23 W8 S1 W11 N2W2S2\$ N3 W2 N2 W5 S5\$ N5 E5 S2 E2 S1 E2 S2 E11 N1 E8 N4 E1 N10 W1 N33\$.											