BLOCK 20 LOTS 7 THRU 10 &
PT OF ABDN R/W OR 39/98 &
IN OR 1817/430

SHELTON JAMES C JR & SANDRA L
86001 OAK TREE LN
YULEE, FL 32097

2024

04-2N-27-4300-0020-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

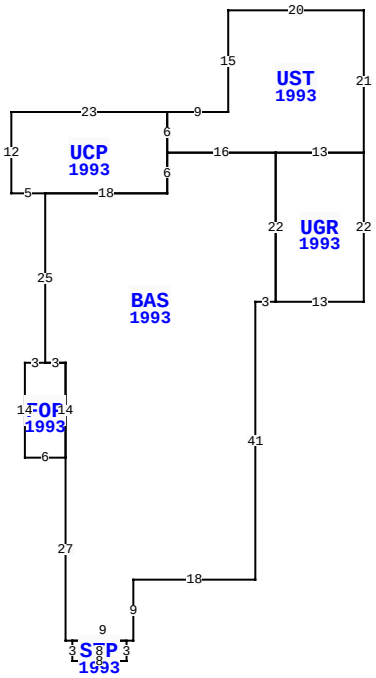
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1,905	134,088
FOP	84	30	25	1,760
STP	24	10	2	141
UCP	276	20	55	3,871
UGR	286	45	129	9,080
UST	474	45	213	14,993
TOTALS	3,049		2,329	163,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	102.9000	97.76	227,683	1935	1940	0	0	0	28.00	72.00

1 SINGLE FAM – 0% - 0 Heated Area: 1905 HX Base Yr



86105 STILL MEADOW LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,932
TOTAL MARKET OB/XF VALUE	4,985
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	258,917
SOH/AGL Deduction	64,720
ASSESSED VALUE	194,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,197
TOTAL JUST VALUE	258,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,088

LAND:1:1: ADJ FOR DIRT ACCESS ROAD THAT GOES TO 00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226626	REMODEL	5,400	11/01/2012
R1213176	REPAIR/RRF	6,000	10/01/2012
7619	MH MOVE-ON	13,800	01/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1817/0430	10/03/2012	WD	U	I	30	25,000
GRANTOR: LEWIS CHESTER R TRUST						
GRANTEE: SHELTON JAMES C JR						
1698/0963	8/27/2010	WD	U	I	11	100
GRANTOR: LEWIS CHESTER R JR TR						
GRANTEE: LEWIS CHESTER R TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-47,27] S25 E3 S14 S27 E1 E9 N9 E18 N41 E3 N22 W16 S6 W18 $
UST=[YR=1993;ORIG=0,0] W20 S15 W9 S6 E16 E13 N21 $
UGR=[YR=1993;ORIG=-13,43] E13 N22 W13 S22 $
UCP=[YR=1993;ORIG=-29,15] W23 S12 E5 E18 N6 N6 $
FOP=[YR=1993;ORIG=-47,52] W3 S14 E6 N14 W3 $
STP=[YR=1993;ORIG=-43,93] S3 E8 N3 W8 $
.

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	0811	CONCRETE B	0	0	10	64	640.00	SF	5.20	5.20	100	1987	1987	3	52	1,731	
2	0810	CONCRETE A	0	0	12	30	360.00	SF	6.50	6.50	100	1987	1987	3	52	1,217	
4	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2000	2000	3	79	370	
5	1242	WD DECK A	0	0	0	0	84.00	SF	10.00	10.00	100	2000	2000	3	20	168	
6	0810	CONCRETE A	0	0	0	0	292.00	SF	6.50	6.50	100	2000	2000	3	79	1,499	

LAND DESCRIPTION

TOTAL OB/XF 4,985

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	000100	C	SFR	0		RSF-	2191.00	112.00	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							

REVIEW DATE 04/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS