BLOCK 1 LOT 41
IN OR 653 PG 1189
R567927 & R567928

WALDRON BRENDA A EST
85074 SHILOH PLACE
FERNANDINA BEACH, FL 32034-7612

**2024**

**25-2N-27-1475-0001-0410**

## BUILDING CHARACTERISTICS

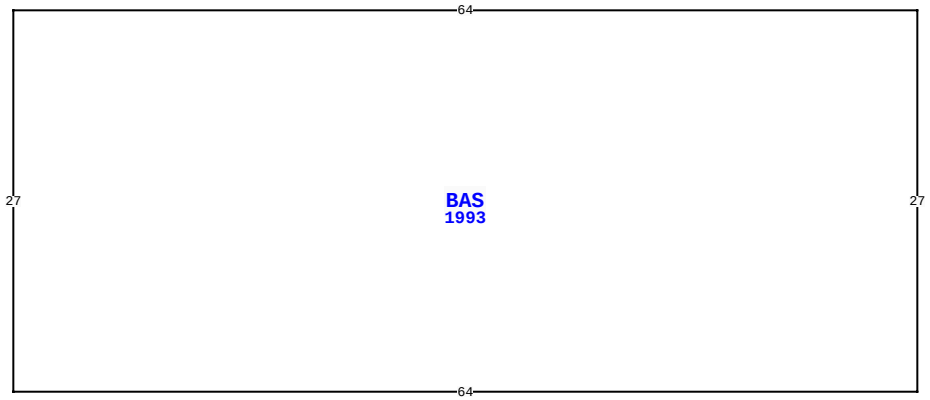
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 04 |
| NEIGHBORHOOD/LOC | 4004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,728 | 100 | 1,728 | 42,530 |
| TOTALS | 1,728 | | 1,728 | 42,530 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,728 | 117.2000 | 82.04 | 141,765 | 1992 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2024 Heated Area: 1728 HX Base Yr




85074 SHILOH PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 42,530 |
| TOTAL MARKET OB/XF VALUE | 4,904 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 132,434 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 132,434 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 132,434 |
| TOTAL JUST VALUE | 132,434 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 129,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8815 | MH MOVE-ON | 42,000 | 02/20/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0653/1189 | 4/06/1992 | WD | Q | V | | 12,800 |

GRANTOR: SHEFFIELD WM F ETAL

GRANTEE: WALDRON W F & BREND

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E64 N27$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 72 | 2,520 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 20 | 200.00 | SF | 20.10 | 20.10 | 100 | 1993 | 1993 | 3 | 20 | 804 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 10 | 13 | 130.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 260 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 14 | 30 | 420.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 840 | |
| 5 | 0351 | CARPORT MT | 0 | 0 | 12 | 20 | 240.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,904

| 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 | 000102 | C | SFR/MH | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS