

DOWNEY JUSTIN &/FARRINGTON TIFFANY
85180 SHILOH PLACE
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0001-0450

[illegible]

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

25MOD METAL 100

Roof Structur

10STEEL FRME 100

Roof Cover

12MODULAR MT 100

Interior Wall

07NONE 100

Interior Floo

03CONC FINSH 100

Air Condition

01NONE 100

Heating Type

01NONE 100

Bedrooms

0100 100

Bathrooms

0100 100

Frame

05STEEL 100

Stories

1.1. 100

Units

0100 100

Occupancy

00NONE 100

Quality

06Quality Level 06

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4004.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

720

100

720

14,825

FCP

360

25

90

1,853

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

810

63.2500

22.14

17,933

2016

2016

0

0

7.00

93.00

2 GARAGE RES - 100% - 2020

Heated Area: 720

HX Base Yr 2020

30

2016

30

2016

24

TOTALS

1,080

810

16,678

EXTRA FEATURES

85180 SHILOH PL, FERNANDINA BEACH

L N

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

LAND DESCRIPTION

TOTAL OB/XF0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

04/17/2024

BY

KWA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE140,652

TOTAL MARKET OB/XF VALUE8,456

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE234,108

SOH/AGL Deduction89,922

ASSESSED VALUE144,186

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE94,186

TOTAL JUST VALUE234,108

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE223,590

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2273/01575/08/2019WDQI01170,000

GRANTOR: THOMPSON JANNIS W

GRANTEE: DOWNEY JUSTIN & FAR

0631/10847/23/1991QCUI10100

GRANTOR: LEE MARJORIE M

GRANTEE: THOMPSON HENRY & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FCP=[YR=2016] W12 S30 E12 N30\$ S30 E24 N30\$.