BLOCK 1 LOT 49
ESMTS OR 776/1663 & OR 813/1068
NASSAUVILLE WOODS PB 5/126

B&G AMELIA LLC
2380 JAMESTOWN ROAD
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 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	04	Quality Level 04

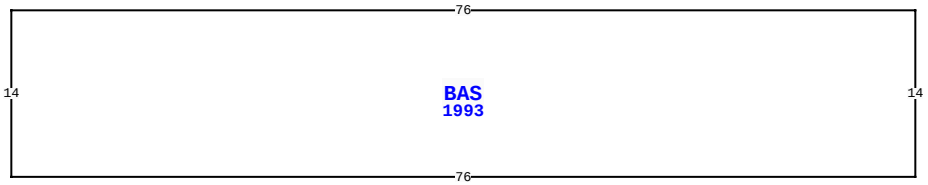
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	14,419
TOTALS	1,064		1,064	14,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,064	96.8000	67.76	72,097	1990	1990	0	0	50	70.00	20.00

1 M/H 93- – 0% - 2024 Heated Area: 1064 HX Base Yr



85211 SHILOH PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,419
TOTAL MARKET OB/XF VALUE	317
TOTAL LAND VALUE - MARKET	367,625
TOTAL MARKET VALUE	382,361
SOH/AGL Deduction	0
ASSESSED VALUE	382,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,361
TOTAL JUST VALUE	382,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	525,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002943	DEMO OF MOBILE HO	4,500	03/13/2024
961558	MH MOVE-ON	0	11/01/1996
8128	MH MOVE-ON	15,337	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1735	11/21/2023	WD	Q	I	01	449,000
GRANTOR: PAYNE BRYANT HEATH						
GRANTEE: B&G AMELIA LLC						
2675/1281	10/23/2023	FJ	U	I	11	0
GRANTOR: PAYNE DANA MICHELLE E						
GRANTEE: PAYNE BRYANT HEATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

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	1243	WD DECK F	0	0	9	12	108.00	SF	8.00	8.00	100	1993	1993	3	20	173	
2	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	1994	1994	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 317

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	000116	C	SFR MARSH	0		OR	0.00	0.00	3.25	AC		1.00	1.00	0.75	150,000.00	112,500.00	365,625							
2	009630	C	SWAMP	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	500.00	500.00	2,000							

REVIEW DATE 05/30/2024 BY KWX Total Acres: 7.25 Total Land Value: 367,625 Market: 0 Agricultural: 0 Common: 367,625 PRINTED 08/06/2024 BY SYS