

RIDDLE WILLIAM JR 1994 TRUST &/TM&D LLC
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0001-0500

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0150	01		730	110.4400	55.22	40,311	1991	1991	0	0	0	15.25	84.75	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		2 ACCESSORY U - 0% - 0										Heated Area: 720					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		01	MINIMUM 100		24 4 4 24 30 30 24																				BUILDING MARKET VALUE					34,164				
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					30,110				
Interior Floor		08	SHT VINYL 80																						TOTAL LAND VALUE - MARKET					1,246,525				
Interior Floor		13	LVT/LAMNT 20																						TOTAL MARKET VALUE					1,310,799				
Air Condition		02	WINDOW 100																						SOH/AGL Deduction					952,126				
Heating Type		02	CONVECTION 100																						ASSESSED VALUE					358,673				
Bedrooms			2 100																						TOTAL EXEMPTION VALUE					0				
Bathrooms			1 100																						BASE TAXABLE VALUE					358,673				
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					1,310,799				
Stories		2.	2. 100																						NCON VALUE					0				
Units			0 100												INCOME VALUE																			
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE					1,235,662														
Quality		03	Quality Level 03																															
DOR CODE		0700	MISC RESIDENTIAL																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	720	100	720	33,695																														
DCK	96	10	10	468																														
TOTALS		816	730	34,164																														
EXTRA FEATURES					85177 SHILOH PL, FERNANDINA BEACH										BLD DATE					LGL DATE					05/30/2023					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																			
1	0201	BARN WD 10	0 0	44 30	1,320.00 SF		17.00	17.00	100	1991	1991	3	20	4,488																				
2	0820	WOOD WALK	0 0	0 0	928.00 SF		11.75	11.75	100	1994	1994	3	40	4,362																				
3	0811	CONCRETE B	0 0	24 44	1,056.00 SF		5.20	5.20	100	1994	1994	3	68	3,734																				
4	0350	CARPORT WD	0 0	7 30	210.00 SF		13.00	13.00	100	1991	1991	3	20	546																				
5	0300	BOAT DCK W	0 0	0 0	1,420.00 SF		40.00	40.00	100	1997	1997	3	25	14,200																				
6	0350	CARPORT WD	0 0	24 14	336.00 SF		13.00	13.00	100	1997	1997	3	20	874																				
7	0462	ST/AL FNC	0 0	0 0	828.00 SF		10.00	10.00	100	1991	1991	3	20	1,656																				
8	0350	CARPORT WD	0 0	10 8	80.00 SF		13.00	13.00	100	2005	2005	3	24	250																				
LAND DESCRIPTION					TOTAL OB/XF										30,110																			
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										
1	000116	C	SFR MARSH	0		OR	0.00	0.00	5.45	AC		1.00	1.00	0.75	150,000.00	112,500.00	613,125																	
2	000115	C	SFR ACRES	0		OR	0.00	0.00	9.28	AC		1.00	1.00	0.90	75,000.00	67,500.00	626,400																	
3	009530	C	POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000																	
4	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		05/12/2019		BY	KBA	Total Acres: 20.73		Total Land Value: 1,246,525		Market: 0		Agricultural: 0		Common: 1,246,525		PRINTED 08/06/2024 BY SYS																		