BLOCK 1 LOTS 55 54 53 & 52
IN OR 664/106 & OR 796/115 &
OR 699/1773 & OR 764/390

MARON GLENN H & LYNDAN L
85093 SHILOH PL
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0550

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

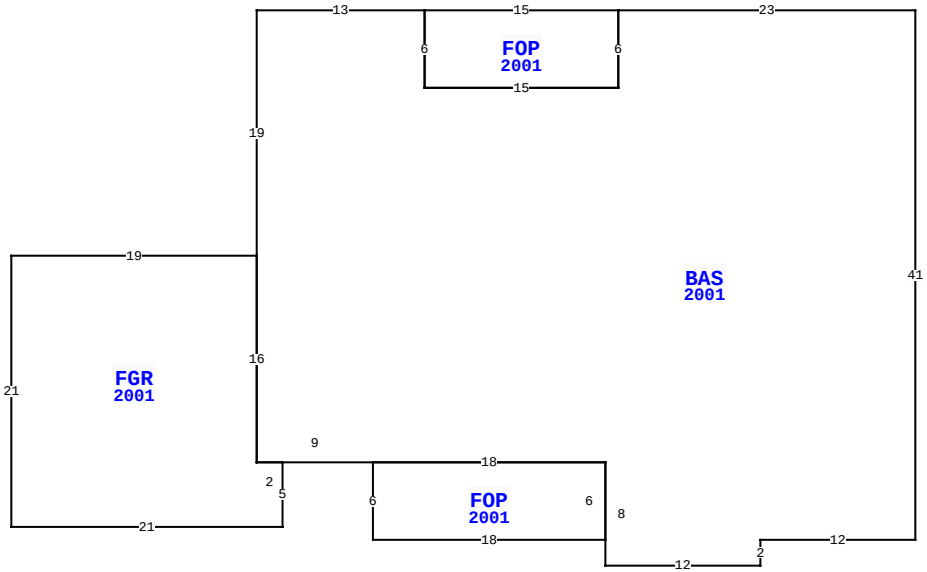
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	1,863	197,873
FGR	409	55	225	23,898
FOP	90	30	27	2,867
FOP	108	30	32	3,398
TOTALS	2,470		2,147	228,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,147	101.7583	127.20	273,098	2001	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 0 Heated Area: 1863 HX Base Yr



85093 SHILOH PL, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		228,037
TOTAL MARKET OB/XF VALUE		10,978
TOTAL LAND VALUE - MARKET		470,395
TOTAL MARKET VALUE		709,410
SOH/AGL Deduction		437,295
ASSESSED VALUE		272,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,115
TOTAL JUST VALUE		709,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007828	NEW CONSTR	138,364	12/01/2000
973727	XFOB	1,620	03/01/1997
94 1462	NEW CONSTR	0	12/01/1994
9067	MH MOVE-ON	2,000	10/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0664/0106	7/30/1992	WD	Q	V		32,000

GRANTOR: SHEFFIELD WM ET AL

GRANTEE: MARON GLENN & LYNDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 FOP=[YR=2001] W15 S6 E15 N6 $ S6 W15 N6 W13 S19 FGR=[YR=2001] W19 S21 E21 N5 W2 N16 $ S16 E9 FOP=[YR=2001] S6 E18 N6 W18 $ E18 S8 E12 N2 E12 N41 $.

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	0820	WOOD WALK	0	100	0	0	245.00	SF	11.75	11.75	100	1990	1990	3	40	1,152	
2	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	1992	1992	3	20	576	
3	0681	POLE SHED	0	100	20	26	520.00	SF	15.00	15.00	100	1993	1993	3	20	1,560	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	1993	1993	3	20	965	
5	0681	POLE SHED	0	100	17	8	136.00	SF	15.00	15.00	100	1993	1993	3	20	408	
6	1242	WD DECK A	0	100	18	8	144.00	SF	8.00	8.00	100	1994	1994	3	20	230	
7	0681	POLE SHED	0	100	12	30	360.00	SF	15.00	15.00	100	1997	1997	3	25	1,350	
8	0681	POLE SHED	0	100	6	12	72.00	SF	15.00	15.00	100	1996	1996	3	24	259	
9	0681	POLE SHED	0	100	20	12	240.00	SF	12.00	12.00	100	1993	1993	3	20	576	
10	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1993	1993	3	20	432	

TOTAL OB/XF 7,508

LAND DESCRIPTION

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	100		OR	0.00	0.00	5.84	AC		1.00	1.00	1.00	80,000.00	80,000.00	467,200							
2	009630	C	SWAMP	100		OR	0.00	0.00	6.39	AC		1.00	1.00	1.00	500.00	500.00	3,195							

REVIEW DATE 03/18/2019 BY SBA Total Acres: 12.23 Total Land Value: 470,395 Market: 0 Agricultural: 0 Common: 470,395 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOTS 55 54 53 & 52
IN OR 664/106 & OR 796/115 &
OR 699/1773 & OR 764/390

MARON GLENN H & LYNDAN L
85093 SHILOH PL
FERNANDINA BEACH, FL 32034

2024

25-2N-27-1475-0001-0550

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,037
TOTAL MARKET OB/XF VALUE		10,978
TOTAL LAND VALUE - MARKET		470,395
TOTAL MARKET VALUE		709,410
SOH/AGL Deduction		437,295
ASSESSED VALUE		272,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,115
TOTAL JUST VALUE		709,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0664/0106	7/30/1992	WD	Q	V		32,000

GRANTOR: SHEFFIELD WM ET AL

GRANTEE: MARON GLENN & LYNDA

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	100	14	8	112.00	SF	6.50	6.50	100	1994	1994	3	68	495	
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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

REVIEW DATE 03/18/2019 BY SBA Total Acres: 12.23 Total Land Value: 470,395 Market: 0 Agricultural: 0 Common: 470,395 PRINTED 08/06/2024 BY SYS