

PT SEC 32-2N-28E
PT OR 1304/1615
BEING THE E'LY 174.96FT

SHELTON JAMES C LIVING TRUST
C/O GEORGE C SHELTON, 95220 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0022-0020



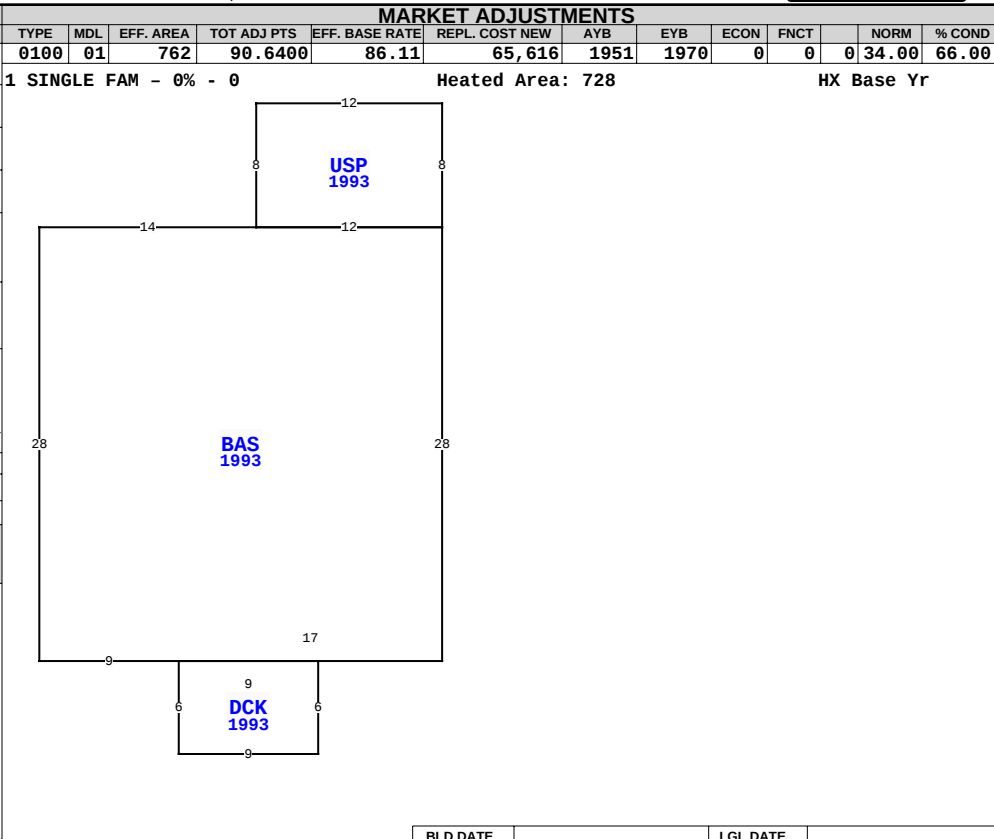
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	41,374
DCK	54	10	5	284
USP	96	30	29	1,648
TOTALS	878		762	43,307

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0510	GARAGE WD-	0	0	24	15		360.00	SF 23.10	100	1985	1985	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00



95197 DIRT RD, FERNANDINA BEACH	BLD DATE		LGL DATE	05/30/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF													
1,663													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	43,307		
TOTAL MARKET OB/XF VALUE	1,663		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	119,970		
SOH/AGL Deduction	39,096		
ASSESSED VALUE	80,874		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	80,874		
TOTAL JUST VALUE	119,970		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	165,461		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961332	MH MOVE-ON	0	07/16/1996
8938	MH MOVE-ON	36,000	06/10/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1304/1615	3/28/2005	WD	U	I	01	100	
GRANTOR: SHELTON JAMES CLINTON							
GRANTEE: SHELTON JAMES C TRU							
0354/0350	2/01/1982	WD	Q	I		13,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
USP=[YR=1993] W12 S8 BAS=[YR=1993] W14 S28 E9 DCK=[YR=1993] S6 E9 N6 W9 \$ E17 N28 W12 \$ E12 N8 \$.													