

LOT 7
OAK WOODS PB 5/370

CALHOON BRIANA MORGAN RICHARDSON/CALHOON RONALD HE
86027 SHADY OAK DRIVE
YULEE, FL 32097

2024

38-2N-27-1525-0007-0000



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	PAGE 1 of 1 4									
Exterior Wall	20	FACE BRICK 100	0900	01	1,688	105.7500	132.19	223,137	1996	2016	0	0	0	5.25	94.75	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1515									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	13	LVT/LAMNT 50																							
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	0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			04																		
NEIGHBORHOOD/LOC			4053.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,515	100	1,515	189,754																					
FGR	294	55	162	20,291																					
FOP	15	30	4	501																					
PTO	144	5	7	876																					
TOTALS			1,968	1,688	211,422																				
EXTRA FEATURES			86027 SHADY OAK DR, YULEE																						
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765										
2	0811	CONCRETE B	0 100	0	0	1,140.00	SF	5.20	5.20	100	1997	1997	3	73	4,327										
3	0810	CONCRETE A	0 100	21	20	420.00	SF	6.50	6.50	100	2007	2007	3	88	2,402										
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2013	2013	3	60	1,152										
TOTAL OB/XF 10,646																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000								
REVIEW DATE 12/12/2019 BY DJA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																									