PT OF TRACTS 22 & 23
IN OR 2135/868
R672936 & R672937 & R672938

BEASLEY BROOKE A & GEORGE B
95001 SHADY ACRES LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0022-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

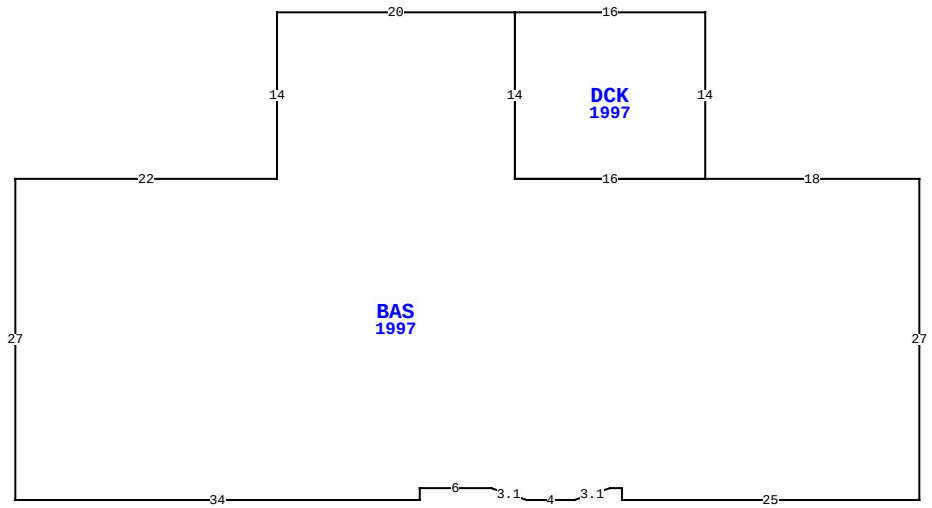
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2,322	89,806
DCK	224	15	34	1,315
TOTALS	2,546		2,356	91,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	128.9200	96.69	227,802	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2018 Heated Area: 2322 HX Base Yr 2018



95001 SHADY ACRES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,121
TOTAL MARKET OB/XF VALUE		3,754
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		286,125
SOH/AGL Deduction		153,054
ASSESSED VALUE		133,071
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,071
TOTAL JUST VALUE		286,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996368	SWIM POOL	8,438	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/0868	7/21/2017	WD	Q	I	01	149,600
GRANTOR: SHUMAN JAMES C						
GRANTEE: BEASLEY BROOKE A &						
1291/0384	1/27/2005	WD	U	I	05	132,000
GRANTOR: MIXON JESSIE H & JOYC						
GRANTEE: SHUMAN JAMES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 DCK=[YR=1997] N14 W16 S14 E16$ W16 N14 W20 S14 W22 S27 E34 N1 E6 D1 R3 E4 U1 R3 E1 S1 E25 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	1242	WD DECK A	0	100	24	9	216.00	SF	10.00	10.00	100	1999	1999	3	20	432	
3	0752	USP	0	100	7	7	49.00	SF	15.00	15.00	100	2013	2013	3	71	522	

LAND DESCRIPTION

TOTAL OB/XF 3,754

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	000102	C	SFR/MH	100		OR	0.00	0.00	3.00	AC		1.00	1.00	0.85	75,000.00	63,750.00	191,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 08/06/2024 BY SYS