

LOT 5  
OR 2076/356  
SEA CASTLES PB 4/100

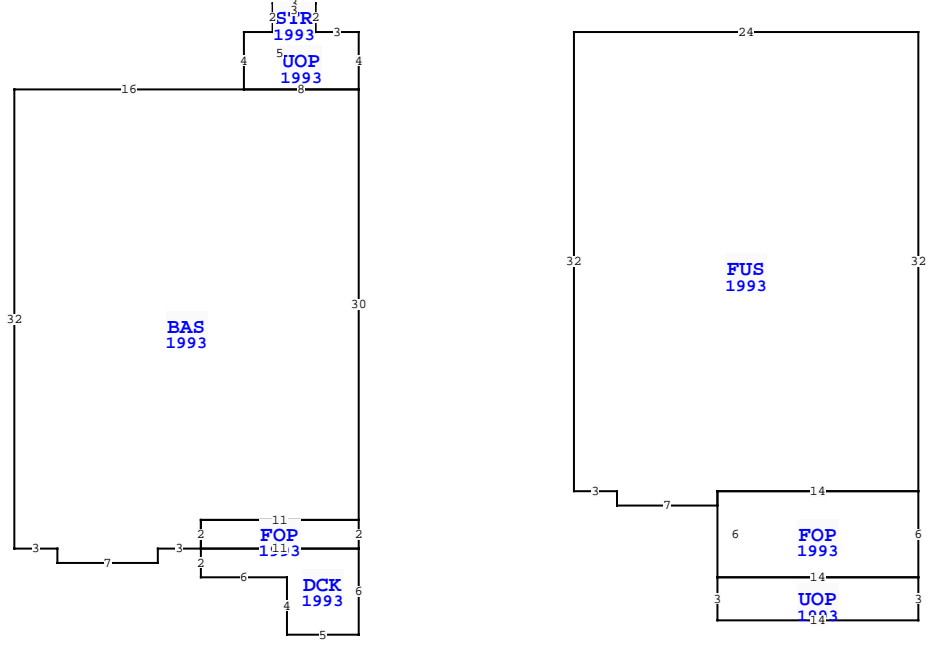
SHULTS GAIL A LIVING TRUST/SHULTS CHRISTIAN  
3165 S FLETCHER AV 5  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-1670-0005-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	753	100	1993
DCK	42	10	1993
FOP	22	30	1993
FOP	84	30	1993
FUS	775	100	1993
STR	6	10	1993
UOP	32	20	1993
UOP	42	20	1993
TOTALS	1,756		
		1,579	235,981

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	100%	-	2025						
Heated Area: 1528						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		235,981	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		595,981	
SOH/AGL Deduction		0	
ASSESSED VALUE		595,981	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		545,259	
TOTAL JUST VALUE		595,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,870	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0003773	REPAIR/RRF	500	08/21/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1950	9/28/2016	WD	U	I	11	100

GRANTOR: SHULTS GAIL A  
GRANTEE: SHULTS GAIL A LIVIN  
2076/0356 9/28/2016 WD U I 11 100  
GRANTOR: SHULTS GAIL A  
GRANTEE: GAIL A SHULTS LIVIN

BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=1993] W3 STR=[YR=1993] N2 W3 S2 E3\$ W5 S4 BAS=[YR=1993] W16 S32 E3 S1 E7 N1 E3 DCK=[YR=1993] S2 E6 S4 E5 N6 FOP=[YR=1993] N2 W11 S2 E11\$ W11\$ N2 E11 N30 W8\$ E8 N4\$ PTR=E15 FUS=[YR=1993] E24 S32 FOP=[YR=1993] S6 UOP=[YR=1993] S3 W14 N3 E14\$ W14 N6 E14\$ W14 S1 W7 N1 W3 N32\$ W15\$.

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

LAND DESCRIPTION	TOTAL OB/XF																							
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	000100	C	RES	100	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000							