BLK 55 LOT N 1/2 OF 5
OR 308 PG 416
CITY OF FDNA BCH

SHEPHARD KENNETH L & LOICE V
96148 O'NEIL SCOTT RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0055-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 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		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

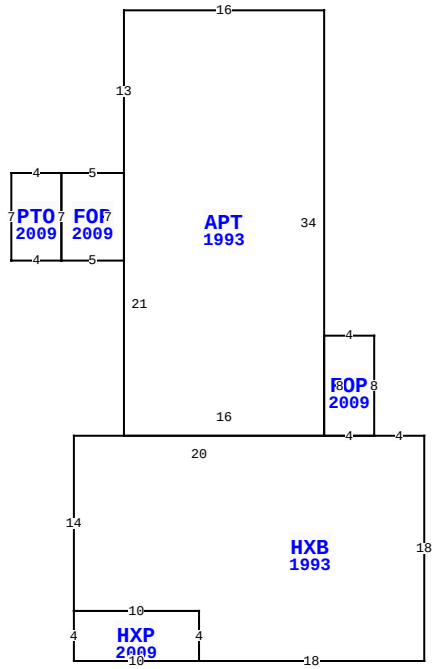
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	544	100	1993	544	68,900
FOP	32	30	2009	10	1,266
FOP	35	30	2009	10	1,266
HXB	464	100	1993	464	58,767
HXP	40	30	2009	12	1,520
PTO	28	5	2009	1	126
TOTALS	1,143			1,041	131,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,041	113.8860	150.33	156,494	1962	1990	0	0	0	15.75	84.25

1 DUPLEX – 0% - 0 Heated Area: 1008 HX Base Yr



225 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	131,846
TOTAL MARKET OB/XF VALUE	527
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	267,373
SOH/AGL Deduction	112,337
ASSESSED VALUE	155,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,036
TOTAL JUST VALUE	267,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121865	REROOF W/30YR SHN	3,000	09/11/2012
20021667	SIDING & WINDOW R	0	09/25/2002
6405	REPAIR/RRF	1,200	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0308/0416	1/01/1980	QC	Q	I		9,500
GRANTOR:						
GRANTEE:						
0175/0180	1/01/1974	WD	Q	I		13,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W4 FOP=[YR=2009] N8W4S8E4$W4 APT=[YR=1993] N34W16S13 FOP=[YR=2009] W5 PTO=[YR=2009] W4S7E4N7$S7E5N7$S21E16 $W20S14 HXP=[YR=2009] S4E10N4W10$E10 S4E18N18$.

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	0810	CONCRETE A	0	0	30	9	270.00	SF	6.50	6.50	100	1980	1980	3	30	527	

LAND DESCRIPTION

TOTAL OB/XF 527

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS