PT OF GOVT LOT 2 (PAR 3-47) &
BLOCK 25 OF C A SNOWBALL SUB &
PT OF ABDN R/W

SHELTON JAMES C & SANDRA L
86001 OAK TREE LANE
YULEE, FL 32097

2025

04-2N-27-0000-0003-0470

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

STILL MEADOW LN, YULEE

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	198,050
TOTAL MARKET VALUE	198,050
SOH/AGL Deduction	136,133
ASSESSED VALUE	61,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,917
TOTAL JUST VALUE	198,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,400

OWNERS LIVE ON ADJCNT PRCL 0003-0460 @ 86001 OAK T

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/1611	7/18/2011	WD	U	V	30	42,000
GRANTOR: GREEN NOEL RALPH & CA						
GRANTEE: SHELTON JAMES C & S						
0649/0867	2/20/1992	WD	U	V	10	100
GRANTOR: LEWIS CHESTER & B R						
GRANTEE: GREEN & LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		RSF-2	0.00	0.00	2.33	AC		1.00	1.00	1.00	85,000.00	85,000.00	198,050							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 2.33 Total Land Value: 198,050 Market: 0 Agricultural: 0 Common: 198,050 PRINTED 07/30/2025 BY SYS