



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2002	2,395	339,769
FGR	574	55	2002	316	44,829
FOP	156	30	2002	47	6,668
FOP	234	30	2002	70	9,931
PTO	240	5	2011	12	1,703
TOTALS	3,599			2,840	402,899

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	0	0	1,062.00	SF	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,840	120.7584	159.40	452,696	2002	2002	0	0	11.00	89.00
1 SNGL FAM - 0% - 2025 Heated Area: 2395 HX Base Yr											
BLD DATE	03/29/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

86067 SHELTER ISLAND DR, FERNANDINA BEACH, FL 32034											

LAND DESCRIPTION										TOTAL OB/XF 6,373									
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
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE					402,899
TOTAL MARKET OB/XF VALUE					6,373
TOTAL LAND VALUE - MARKET					127,500
TOTAL MARKET VALUE					536,772
SOH/AGL Deduction					0
ASSESSED VALUE					536,772
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					536,772
TOTAL JUST VALUE					536,772
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					517,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210069	NEW CONSTR	178,565	08/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2707/86	4/09/2024	WD	Q	I	01
GRANTOR: WALTERS DAVID J JR					
GRANTEE: TILSON HARRY A JR &					
2625/0953	3/15/2023	LE	U	I	11
GRANTOR: WALTERS DAVID J DR					
GRANTEE: WALTERS SHANE PAUL					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W3 N1 W10 FOP=[YR=2002] W13PTO=[YR=2011] N15 W15 S10 W3 S5 E18 \$ W15 S6 E7 D3 R3 S2 E15 N8 U3 R3 \$ D3 L3 S8 W15 N2 U3 L3 W7 N6 W19 S45 E2 FGR=[YR=2002] S25 E11S2 E11 N23 FOP=[YR=2002] E26 N6 W26S6 \$ N6 W9 S4 W8 N2 W5 \$ E5 S2E8 N4 E39 S1 E6 N43 \$.									