BLOCK 1 LOT 41
IN OR 653 PG 1189
R567927 & R567928

WALDRON BRENDA A EST
85074 SHILOH PLACE
FERNANDINA BEACH, FL 32034-7612

2025

25-2N-27-1475-0001-0410

BUILDING CHARACTERISTICS

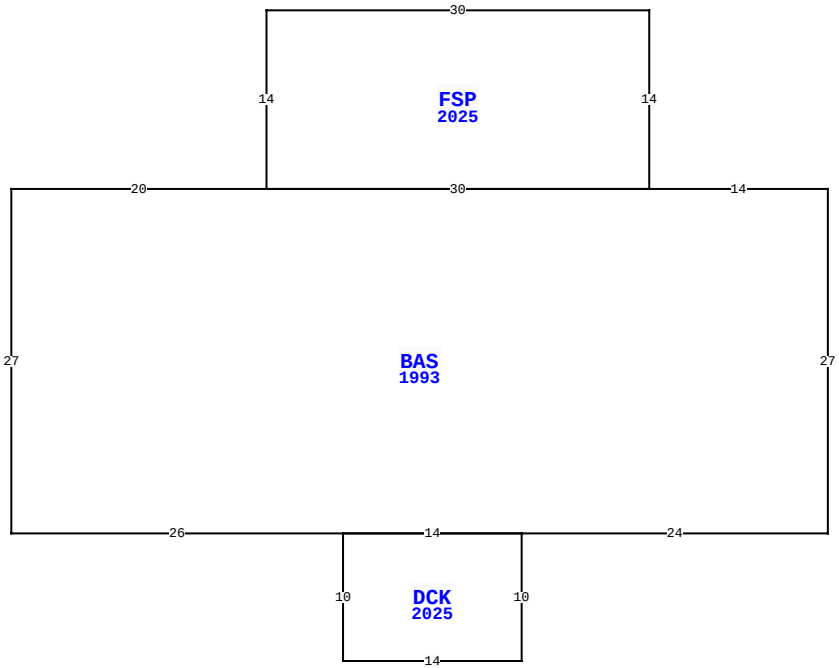
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	48,605
DCK	140	15	2025	21	591
FSP	420	60	2025	252	7,088
TOTALS	2,288			2,001	56,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,001	117.2000	93.76	187,614	1992	1996	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1728 HX Base Yr



85074 SHILOH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,284
TOTAL MARKET OB/XF VALUE	3,734
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	160,018
SOH/AGL Deduction	14,341
ASSESSED VALUE	145,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,677
TOTAL JUST VALUE	160,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,434

DW/MH 1991_ HORTON _ R567927 & R567928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8815	MH MOVE-ON	42,000	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0653/1189	4/06/1992	WD	Q	V		12,800

GRANTOR: SHEFFIELD WM F ETAL

GRANTEE: WALDRON W F & BREND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W30 W20 S27 E26 E14 E24 N27 $
FSP=[YR=2025;ORIG=-44,0] E30 N14 W30 S14 $
DCK=[YR=2025;ORIG=-38,27] E14 S10 W14 N10 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	20.10	20.10	100	1993	1993	3	20	804	
5	0351	CARPORT MT	0	0	12	20	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,734

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS