BLOCK 1 LOT 42
NASSAUVILLE WOODS PB 5/126

AVERS TOM & LORI
3419 CR 70
GIBSONBURG, OH 43431

2025

25-2N-27-1475-0001-0420

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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
Quality	06	Quality Level 06

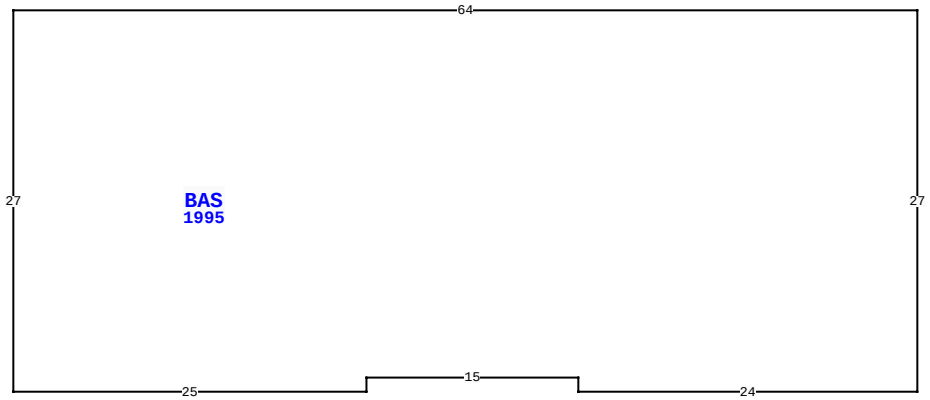
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1995	1,713	119,587
TOTALS	1,713			1,713	119,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,713	152.1000	129.28	221,457	1995	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2023 Heated Area: 1713 HX Base Yr



85104 SHILOH PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	119,587
TOTAL MARKET OB/XF VALUE	3,464
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	223,051
SOH/AGL Deduction	26,820
ASSESSED VALUE	196,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,231
TOTAL JUST VALUE	223,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,392

95 SKYL __ R621568 & R621569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-861	MH MOVE-ON	44,295	04/01/1995
8023	MH MOVE-ON	10,000	01/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0300	12/30/2022	WD	Q	I	02	230,000
GRANTOR: TURNER AUSTIN & HAYLE						
GRANTEE: AVERS TOM & LORI (H						
2337/0767	10/21/2019	QC	U	I	11	100
GRANTOR: TURNER AUSTIN & HAYLE						
GRANTEE: TURNER AUSTIN & HAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E25 N1 E15 S1 E24 N27$.

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	20.10	20.10	100	1995	1995	3	20	804	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 3,464

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