BLOCK 1 LOT 43
NASSAUVILLE WOODS PB 5/126

SUPPLE JEFFREY TYLER/GORDON JUSTINA
85134 SHILOH PLACE
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0430

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

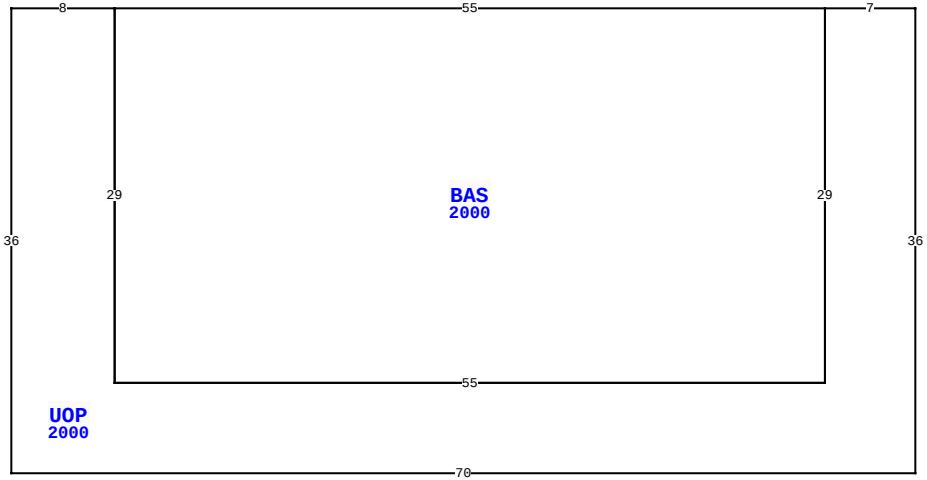
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	2000	1,595	163,546
UOP	925	20	2000	185	18,970
TOTALS	2,520			1,780	182,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	113.3000	113.30	201,674	2000	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 50% - 2023 Heated Area: 1595 HX Base Yr 2023



85134 SHILOH PL, FERNANDINA BEACH

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

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
3	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2025	2008		48	8,064	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,515
TOTAL MARKET OB/XF VALUE		8,064
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		290,579
SOH/AGL Deduction		9,737
ASSESSED VALUE		280,842
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		230,120
TOTAL JUST VALUE		290,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983090	NEW CONSTR	0	10/01/1998
963020	NEW CONSTR	63,448	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0960	12/02/2022	TD	U	I	11	100
GRANTOR: SUPPLE JEFFERY ROBERT						
GRANTEE: GORDAN JUSTINA & JE						
2403/0852	10/22/2020	WD	U	I	11	100
GRANTOR: SUPPLE JEFFREY R						
GRANTEE: SUPPLE JEFFREY ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W7 BAS=[YR=2000] W55 S29 E55 N29$ S29 W55 N29 W8 S36 E70 N36$.

LAND DESCRIPTION

TOTAL OB/XF 8,064

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS