BLOCK 1 LOT 45
NASSAUVILLE WOODS PB 5/126

DOWNEY JUSTIN &/FARRINGTON TIFFANY
85180 SHILOH PLACE
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0450

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

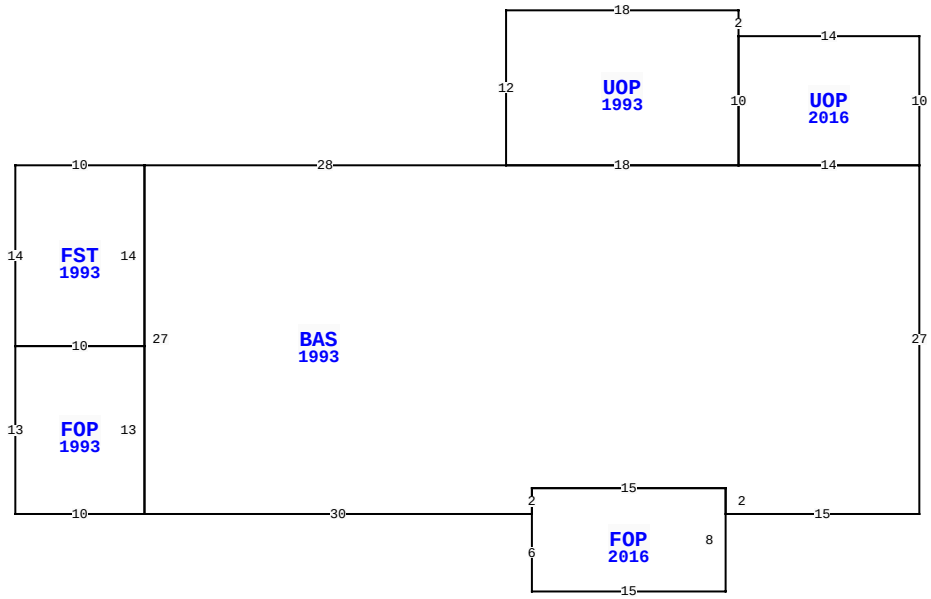
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,590	100	1993	1,590	118,398
FOP	130	30	1993	39	2,904
FOP	120	30	2016	36	2,681
FST	140	65	1993	91	6,776
UOP	216	25	1993	54	4,021
UOP	140	25	2016	35	2,606
TOTALS	2,336			1,845	137,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,845	145.4400	116.35	214,666	1990	2010	0	0	0	36.00	64.00

1 M/H 93- – 100% - 2020 Heated Area: 1590 HX Base Yr 2020



85180 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		154,824
TOTAL MARKET OB/XF VALUE		7,918
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		262,742
SOH/AGL Deduction		114,375
ASSESSED VALUE		148,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,645
TOTAL JUST VALUE		262,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633366	720SF	0	11/01/2016
7949	MH MOVE-ON	30,620	10/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0157	5/08/2019	WD	Q	I	01	170,000
GRANTOR: THOMPSON JANNIS W						
GRANTEE: DOWNEY JUSTIN & FAR						
0631/1084	7/23/1991	QC	U	I	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: THOMPSON HENRY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,10] W28 S27 E30 N2 E15 S2 E15 N27 W14 W18 $
UOP=[YR=1993;ORIG=-14,0] N2 W18 S12 E18 N10 $
UOP=[YR=2016;ORIG=0,0] W14 S10 E14 N10 $
FST=[YR=1993;ORIG=-60,10] W10 S14 E10 N14 $
FOP=[YR=1993;ORIG=-70,24] S13 E10 N13 W10 $
FOP=[YR=2016;ORIG=-30,37] S6 E15 N8 W15 S2 $
.

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	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1990	1990	3	20	392	
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2010	2010	3	56	7,526	

LAND DESCRIPTION

TOTAL OB/XF 7,918

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

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

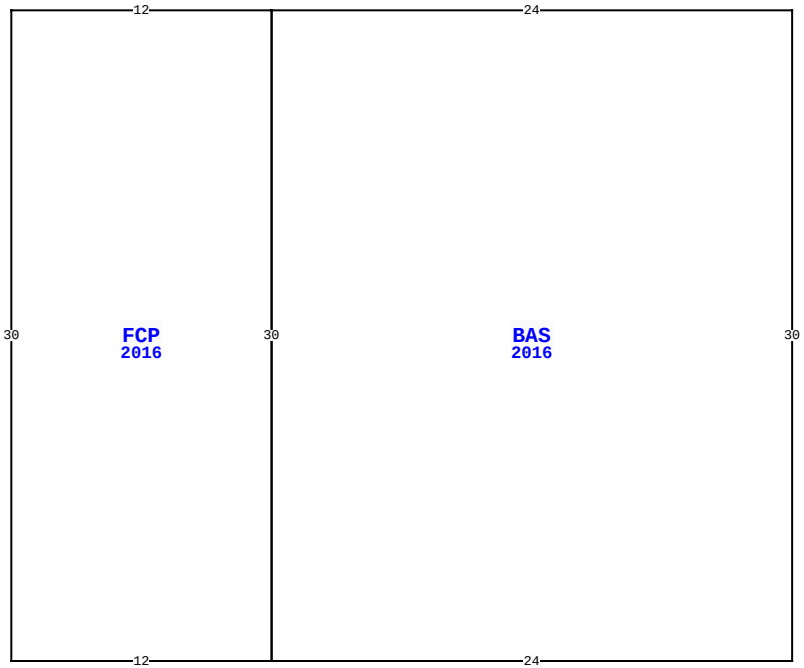
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2016	720	15,500
FCP	360	25	2016	90	1,938
TOTALS	1,080			810	17,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	810	63.2500	23.40	18,954	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020



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GRANTOR: LEE MARJORIE M						
GRANTEE: THOMPSON HENRY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FCP=[YR=2016] W12 S30 E12 N30$ S30 E24 N30$.

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

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