BLOCK 1 LOT 46
1990 FLEETWOOD DW/MH
IN OR 887/1037

PURINS ERIK E/TODD MIA B
85212 SHILOH PL
FERNANDINA BEACH, FL 32034-1248

2025

25-2N-27-1475-0001-0460

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	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	0	0 100
Units		0 100
Quality	04	Quality Level 04

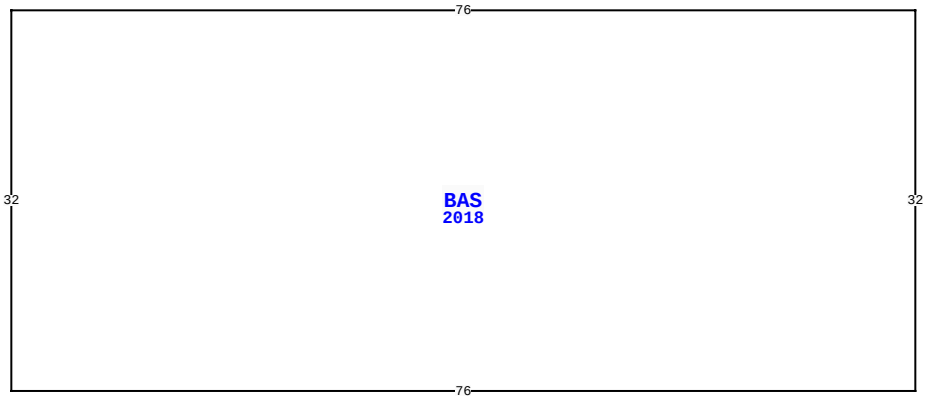
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2018	2,432	235,756
TOTALS	2,432			2,432	235,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,432	126.7200	107.71	261,951	2018	2018	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2009 Heated Area: 2432 HX Base Yr 2009



85212 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		235,756
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		335,756
SOH/AGL Deduction		165,092
ASSESSED VALUE		170,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,942
TOTAL JUST VALUE		335,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006299	CO ISSUED	0	06/19/2018
992724	MH MOVE-ON	0	06/01/1999
8081	MH MOVE-ON	2,800	03/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0887/1037	6/16/1999	WD	U	I	11	54,800
GRANTOR: DOUGLAS A B & BARBARA						
GRANTEE: PURINS ERIK E & MIA						
0884/0236	5/21/1999	WD	U	I	13	19,500
GRANTOR: JOHNS STANLEY W & VIC						
GRANTEE: DOUGLAS A B & BARBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S32 E76 N32$.

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
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