BLOCK 1 LOT 51
IN OR 913/1728 EX S-1
R567834 & R567835

SIEDSMA TERRY D
85127 SHILOH PLACE
FERNANDINA BEACH, FL 32034

2025

25-2N-27-1475-0001-0510

BUILDING CHARACTERISTICS

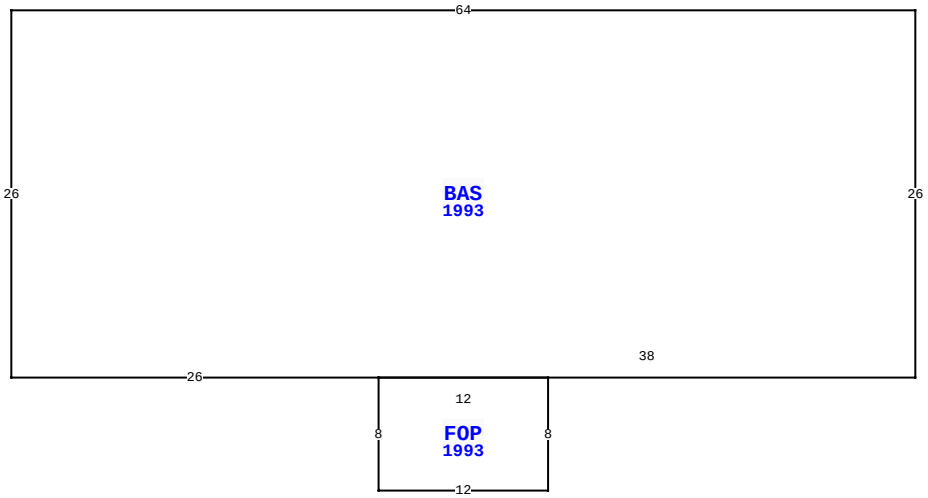
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,664	100	1993	1,664	79,117
FOP	96	30	1993	29	1,379
TOTALS	1,760			1,693	80,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,693	135.0800	108.06	182,946	1992	2000	0	0	0	56.00	44.00

1 M/H 93- – 100% - 0 Heated Area: 1664 HX Base Yr 1993



85127 SHILOH PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,496
TOTAL MARKET OB/XF VALUE		23,222
TOTAL LAND VALUE - MARKET		370,760
TOTAL MARKET VALUE		474,478
SOH/AGL Deduction		361,239
ASSESSED VALUE		113,239
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,517
TOTAL JUST VALUE		474,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,647

RP# R0567834 & R0567835

DW/MH VIN: GAFLN35(A/B)06219HS_ 1993 FLEETWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326885	840 SF BLDG	33,457	02/01/2013
963421	XFOB	4,032	10/01/1996
9015	MH MOVE-ON	36,000	08/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/1728	1/03/2000	QC	Q	I	01	25,000
GRANTOR: SIEDSMA CONNIE S						
GRANTEE: SIEDSMA TERRY D						
0663/0499	7/15/1992	WD	Q	V		24,500
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: SIEDSMA TERRY & C S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S26 E26 FOP=[YR=1993] S8 E12 N8 W12$ E38 N26$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
5	0810	CONCRETE A	0	100	0	0	44.00	SF	6.50	6.50	100	1998	1998	3	73	209	
6	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2013	2013	3	68	20,563	

LAND DESCRIPTION

TOTAL OB/XF 23,222

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	3.70	AC		1.00	1.00	1.00	100,000.00	100,000.00	370,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	500.00	500.00	760							

REVIEW DATE 10/30/2024 BY KWA Total Acres: 5.22 Total Land Value: 370,760 Market: 0 Agricultural: 0 Common: 370,760 PRINTED 07/30/2025 BY SYS