IN OR 1304/1617
R434390 & R434391

SHELTON JAMES C LIVING TRST
C/O GEORGE C SHELTON, 95220 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0022-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

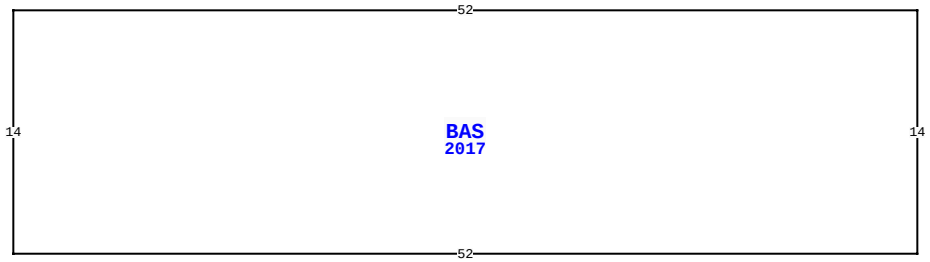
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 04
NEIGHBORHOOD/LOC: 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2017	728	16,633
TOTALS	728			728	16,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	95.2000	76.16	55,444	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



95141 DIRT RD, 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	16,633
TOTAL MARKET OB/XF VALUE	4,362
TOTAL LAND VALUE - MARKET	113,000
TOTAL MARKET VALUE	133,995
SOH/AGL Deduction	64,510
ASSESSED VALUE	69,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,485
TOTAL JUST VALUE	133,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02392	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1617	3/28/2005	WD	Q	I	01	100
GRANTOR: SHELTON JAMES C						
GRANTEE: SHELTON JAMES C TRU						
0398/0350	5/01/1983	WD	U	V		0
GRANTOR: POPE MARY						
GRANTEE: SHELTON JAMES C & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S14 E52 N14$.

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	0751	UOP	0	0	8	7	56.00	SF	10.00	10.00	100	2005	2005	3	36	202	
2	0351	CARPORT MT	0	0	32	20	640.00	SF	10.00	10.00	100	2025	2015		65	4,160	

LAND DESCRIPTION

TOTAL OB/XF 4,362

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	0007	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	100,000.00	100,000.00	113,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.13 Total Land Value: 113,000 Market: 0 Agricultural: 0 Common: 113,000 PRINTED 07/30/2025 BY SYS