LOT 7
OAK WOODS PB 5/370

**CALHOON BRIANA MORGAN RICHARDSON/CALHOON RONALD HE**
86027 SHADY OAK DRIVE
YULEE, FL 32097

**2025**

**38-2N-27-1525-0007-0000**

## BUILDING CHARACTERISTICS

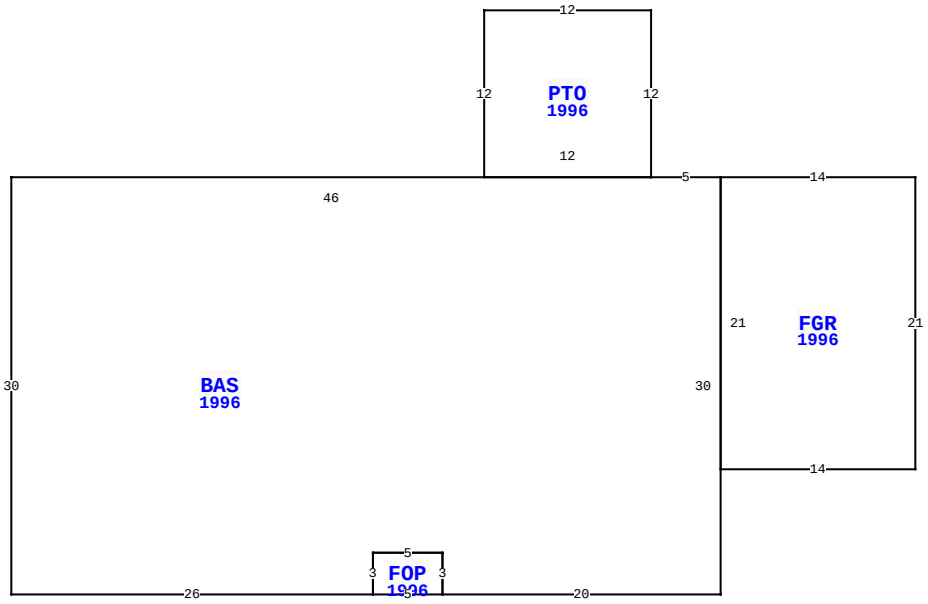
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,515 | 100 | 1996 | 1,515 | 198,790 |
| FGR | 294 | 55 | 1996 | 162 | 21,257 |
| FOP | 15 | 30 | 1996 | 4 | 525 |
| PTO | 144 | 5 | 1996 | 7 | 918 |
| TOTALS | 1,968 | | | 1,688 | 221,490 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,688 | 105.7500 | 139.59 | 235,628 | 1996 | 2016 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 1515 HX Base Yr 2023




86027 SHADY OAK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 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 | | 221,490 |
| TOTAL MARKET OB/XF VALUE | | 10,394 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 316,884 |
| SOH/AGL Deduction | | 6,056 |
| ASSESSED VALUE | | 310,828 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 260,106 |
| TOTAL JUST VALUE | | 316,884 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 302,068 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2544/0843 | 2/28/2022 | WD | Q | I | 02 | 381,000 |
| GRANTOR: TESTON-IVEY ELLA JEAN | | | | | | |
| GRANTEE: RICHARDSON BRIANA M | | | | | | |
| 1536/0161 | 11/15/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: IVEY CHRISTOPHER L & | | | | | | |
| GRANTEE: TESTON-IVEY ELLA JE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1996] W14 BAS=[YR=1996] W5 PTO=[YR=1996] N12 W12 S12 E12 $ W46 S30 E26 FOP=[YR=1996] E5 N3 W5 S3 $ N3 E5 S3 E20 N30 $ S21 E14 N21 $ .

## 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 | 1996 | 1996 | 3 | 77 | 2,695 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,140.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 4,268 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 21 | 20 | 420.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 87 | 2,375 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 2013 | 2013 | 3 | 55 | 1,056 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,394

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 12/12/2019 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS