PT OF TRACT C
IN OR 1160/340
LIVE OAK PLANTATION PB 4/117

NORMAN JILL S & JAMES B
94004 SILKVINE LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5102-000C-0040

BUILDING CHARACTERISTICS

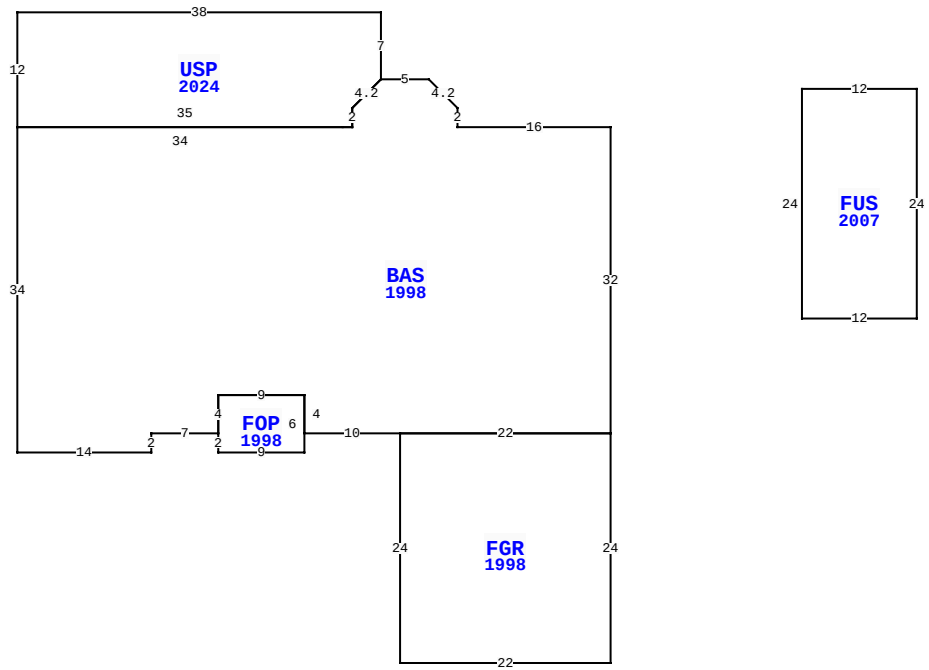
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	1998	2,022	313,972
FGR	528	55	1998	290	45,030
FOP	54	30	1998	16	2,485
FUS	288	100	2007	288	44,720
USP	446	30	2024	134	20,807
TOTALS	3,338			2,750	427,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,750	135.2093	178.48	490,820	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2004 Heated Area: 2310 HX Base Yr 2004



94004 SILKVINE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,178
TOTAL MARKET OB/XF VALUE		63,940
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		636,118
SOH/AGL Deduction		320,768
ASSESSED VALUE		315,350
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,628
TOTAL JUST VALUE		636,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004010	DETACHED ACCESSOR	132,536	04/09/2024
22018668	ADDITION	36,435	12/20/2022
22007437	SWIM POOL	89,380	08/01/2022
B16480	ADDITION	10,500	11/01/2005
972129	NEW CONSTR	114,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1160/0340	8/06/2003	WD	Q	I		255,000
GRANTOR: CURTIS JAMES H & DEBO						
GRANTEE: NORMAN JILL S & JAM						
0779/1672	12/17/1996	WD	Q	V		25,000
GRANTOR: MOONEY WILLIAM A						
GRANTEE: CURTIS JAMES H & DE						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00	4.00	100	1999	1999	3	75	3,717	
2	0855	CONC PAVER	0	100	0	0	720.00	SF	10.00	10.00	100	2003	2003	3	82	5,904	
3	0810	CONCRETE A	1	100	0	0	378.00	SF	6.50	6.50	100	2024	2023		100	2,457	
4	0912	SCRN RM G	1	100	0	0	770.00	SF	20.00	20.00	100	2024	2023		97	14,938	
5	0861	POOL GUNIT	1	100	0	0	336.00	SF	85.00	85.00	100	2024	2023		98	27,989	
6	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0855	CONC PAVER	1	100	0	0	434.00	SF	10.00	10.00	100	2024	2023		100	4,340	
8	0462	ST/AL FNC	1	100	0	0	180.00	SF	10.00	10.00	100	2024	2023		98	1,764	
9	0463	FENCE GATE	1	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W16 N2 U3L3 W5 D3L3 S2 W1 W34 S34 E14 N2 E7 N4 E9 S4 E10 E22 N32 $
FGR=[YR=1998;ORIG=-22,32] S24 E22 N24 W22 $
FUS=[YR=2007;ORIG=20,20] N24 E12 S24 W12 $
USP=[YR=2024;ORIG=-27,0] N2 U3R3 N7 W38 S12 E35 $
FOP=[YR=1998;ORIG=-41,32] S2 E9 N6 W9 S4 $
PTR=[ORIG=0,0] E20 S20 N20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 63,940

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		RSF-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	100,000.00	100,000.00	125,000							

REVIEW DATE 02/21/2025 BY NW Total Acres: 1.25 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

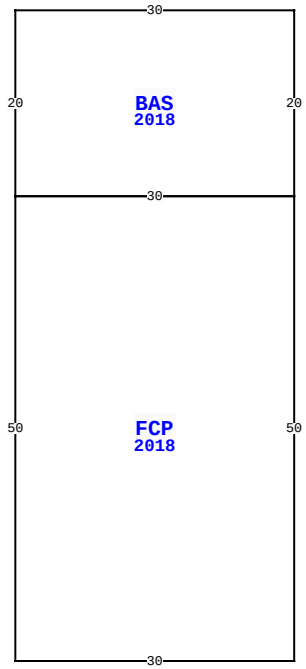
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2018	600	12,409
FCP	1,500	25	2018	375	7,756
TOTALS	2,100			975	20,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	975	62.1000	22.98	22,406	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2004 Heated Area: 600 HX Base Yr 2004



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GRANTEE: CURTIS JAMES H & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S20 FCP=[YR=2018] S50 E30 N50 W30$ E30 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/21/2025 BY NW Total Acres: 1.25 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS