LOT 3
IN OR 1892/599
SHADOW WOODS SUB PB 4/88

KELLER CHARLES M & LAURA T
1365 SHADOW WOODS LN
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0610-0003-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

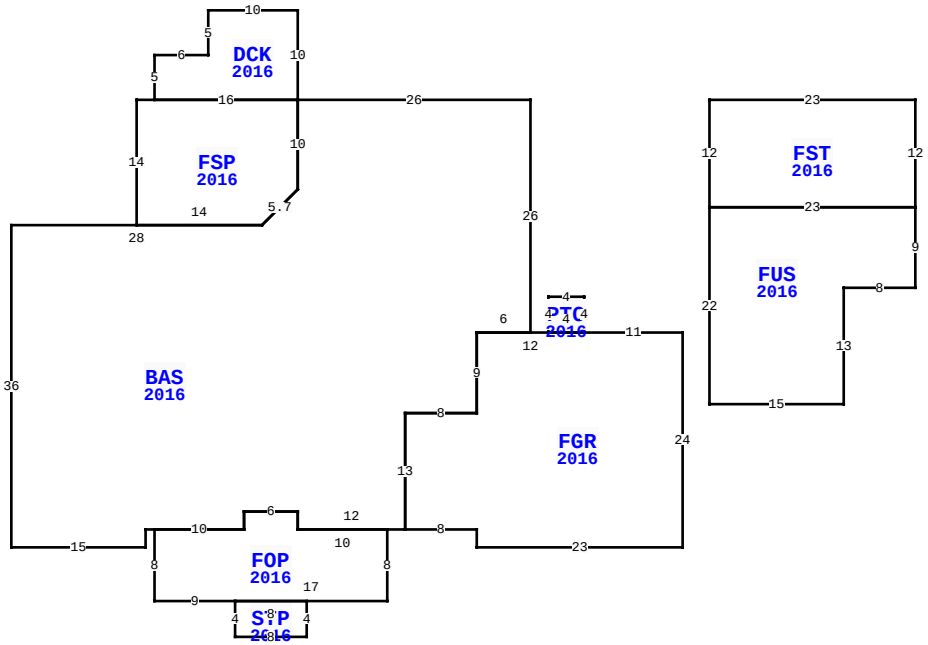
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,126 | 100 | 2016 | 2,126 | 351,698 |
| DCK | 130 | 10 | 2016 | 13 | 2,150 |
| FGR | 656 | 55 | 2016 | 361 | 59,720 |
| FOP | 220 | 30 | 2016 | 66 | 10,918 |
| FSP | 244 | 40 | 2016 | 98 | 16,212 |
| FST | 276 | 55 | 2016 | 152 | 25,145 |
| FUS | 402 | 100 | 2016 | 402 | 66,502 |
| PTO | 16 | 5 | 2016 | 1 | 165 |
| STP | 32 | 10 | 2016 | 3 | 496 |
| TOTALS | 4,102 | | | 3,222 | 533,006 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,222 | 123.9700 | 172.32 | 555,215 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SNGL FAM 100% - 2017 Heated Area: 2528 HX Base Yr 2017




1365 SHADOW WOODS LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 533,006 |
| TOTAL MARKET OB/XF VALUE | | 1,920 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 884,926 |
| SOH/AGL Deduction | | 376,081 |
| ASSESSED VALUE | | 508,845 |
| TOTAL EXEMPTION VALUE | HX HB DX | 56,411 |
| BASE TAXABLE VALUE | | 452,434 |
| TOTAL JUST VALUE | | 884,926 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 766,478 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429671 | NEW CONSTR | 320,546 | 12/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1892/0599 | 12/03/2013 | WD | Q | V | 02 | 125,000 |
| GRANTOR: MANHEIN ROBERT JERE & | | | | | | |
| GRANTEE: KELLER CHARLES M & | | | | | | |
| 0536/1276 | 2/16/1988 | WD | Q | V | 06 | 19,900 |
| GRANTOR: VAN DYKE JANE M | | | | | | |
| GRANTEE: MANHEIN ROBERT & L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W26 DCK=[YR=2016] N10 W10 S5 W6 S5
FSP=[YR=2016] W2 S14 E14 U4 R4 N10 W16$ E16$ S10 D4 L4
W28 S36 E15 N2 E1 FOP=[YR=2016] S8 E9 STP=[YR=2016] S4 E8 N4
W8$ E17 N8 W10 N2 W6 S2 W10$ E10 N2 E6 S2 E12 FGR=[YR=2016]
E8 S2 E23 N24 W11 PTO=[YR=2016] N4 W4 S4 E4$ W12 S9 W8 S13$
N13 E8 N9 E6 N26$ PTR=E20 FST=[YR=2016] E23 S12 FUS=[YR=2016]
S9 W8 S13 W15 N22 E23$ W23 N12$ W20$ .

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2016 | 2016 | 3 | 96 | 1,920 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,920

| 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 | 0005 | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS