PT OF LOT 60
IN OR 2557/413
SUB OF SEC 4 PB 0/59

SILVA SHELLY RENEA
96025 BREEZEWAY CT
YULEE, FL 32097

2026

00-00-30-0740-0060-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	352,000
TOTAL MARKET VALUE	352,000
SOH/AGL Deduction	170,500
ASSESSED VALUE	181,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,500
TOTAL JUST VALUE	352,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/0413	4/08/2022	WD	U	V	11	100
GRANTOR: SILVA GEORGE & NELLIE						
GRANTEE: SILVA SHELLY RENEA						
0800/1126	7/21/1997	WD	Q	V		20,000
GRANTOR: REYNOLDS CATHERINE						
GRANTEE: SILVA GEORGE & NELL						

AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	0.88	AC		1.00	1.00	1.00	400,000.00	400,000.00	352,000							

REVIEW DATE 04/21/2026 BY MLU Total Acres: 0.88 Total Land Value: 352,000 Market: 0 Agricultural: 0 Common: 352,000 PRINTED 07/09/2026 BY SYS