BLK 55 LOT N 1/2 OF 5
OR 308 PG 416
CITY OF FDNA BCH

SHEPHARD KENNETH L & LOICE V
96148 O'NEIL SCOT RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0055-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

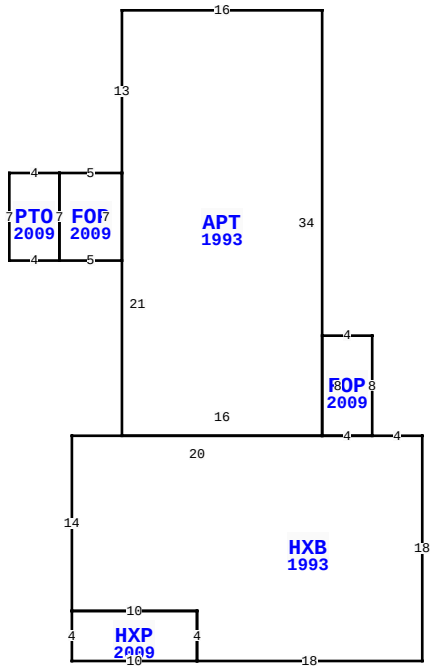
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	544	100	1993	544	72,337
FOP	32	30	2009	10	1,330
FOP	35	30	2009	10	1,330
HXB	464	100	1993	464	61,699
HXP	40	30	2009	12	1,596
PTO	28	5	2009	1	133
TOTALS	1,143			1,041	138,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,041	113.8860	158.30	164,790	1962	1990	0	0	0	16.00	84.00

1 DUPLEX 0% - 0 Heated Area: 1008 HX Base Yr



225 S 11TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,424
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	273,424
SOH/AGL Deduction	102,884
ASSESSED VALUE	170,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,540
TOTAL JUST VALUE	273,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121865	REROOF W/30YR SHN	3,000	09/11/2012
20021667	SIDING & WINDOW R	0	09/25/2002
6405	REPAIR/RRF	1,200	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0308/0416	1/01/1980	QC	Q	I		9,500
GRANTOR:						
GRANTEE:						
0175/0180	1/01/1974	WD	Q	I		13,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W4 FOP=[YR=2009] N8W4S8E4$W4 APT=[YR=1993] N34W16S13 FOP=[YR=2009] W5 PTO=[YR=2009] W4S7E4N7$S7E5N7$S21E16 $W20S14 HXP=[YR=2009] S4E10N4W10$E10 S4E18N18$.

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
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS