PT OF GOVT LOT 2
IN OR 649 PG 861

SHELTON JAMES C JR & SANDRA L
86001 OAK TREE LN
YULEE, FL 32097

2026

04-2N-27-0000-0003-0460

BUILDING CHARACTERISTICS

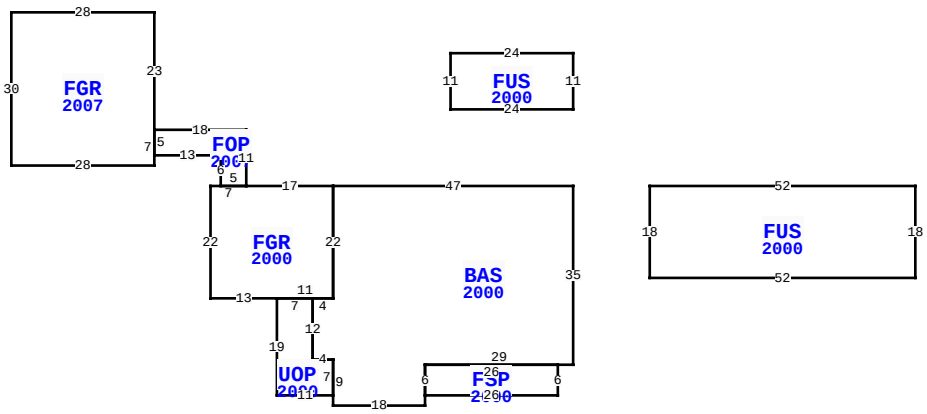
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,837	100	2000	1,837	198,997
FGR	528	55	2000	290	31,415
FGR	840	55	2007	462	50,047
FOP	120	30	2007	36	3,900
FSP	156	40	2000	62	6,716
FUS	264	100	2000	264	28,598
FUS	936	100	2000	936	101,394
UOP	161	20	2000	32	3,467
TOTALS	4,842			3,919	424,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,919	86.3550	120.03	470,398	2000	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 0 Heated Area: 3037 HX Base Yr



86001 OAK TREE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		436,334
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		184,500
TOTAL MARKET VALUE		620,834
SOH/AGL Deduction		374,060
ASSESSED VALUE		246,774
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		190,363
TOTAL JUST VALUE		620,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24131	GARAGE	17,397	11/01/2010
E0922157	ELEC OTHER	1,800	10/01/2009
B17577	GARAGE	39,600	10/31/2006
R09184	REPAIR/RRF	1,500	04/01/2006
B007294	NEW CONSTR	152,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0649/0861	2/20/1992	WD	U	I	10	100
GRANTOR: LEWIS CHESTER & B R						
GRANTEE: SHELTON JAMES JR &						
0444/0091	1/01/1985	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W47 FGR=[YR=2000] W17 FOP=[YR=2007] N11 W18 FGR=[YR=2007] N23 W28 S30 E28 N7$ S5 E13 S6 E5$ W7 S22 E13 UOP=[YR=2000] S19 E11 N7 W4 N12 W7$ E11 N22$ S22 W4 S12 E4 S9 E18 N2 FSP=[YR=2000] E26 N6 W26 S6$ N6 E29 N35$ PTR=E15 FUS=[YR=2000] E52 S18 W52 N18$ W15$ PTR=N15 FUS=[YR=2000] N11 W24 S11 E24$ S15$.

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	100	0008	RSF-2	0.00	0.00	2.05	AC		1.00	1.00	1.00	90,000.00	90,000.00	184,500							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 2.05 Total Land Value: 184,500 Market: 0 Agricultural: 0 Common: 184,500 PRINTED 07/09/2026 BY SYS

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86001 OAK TREE LN
YULEE, FL 32097

2026

04-2N-27-0000-0003-0460

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	05	Quality Level 05

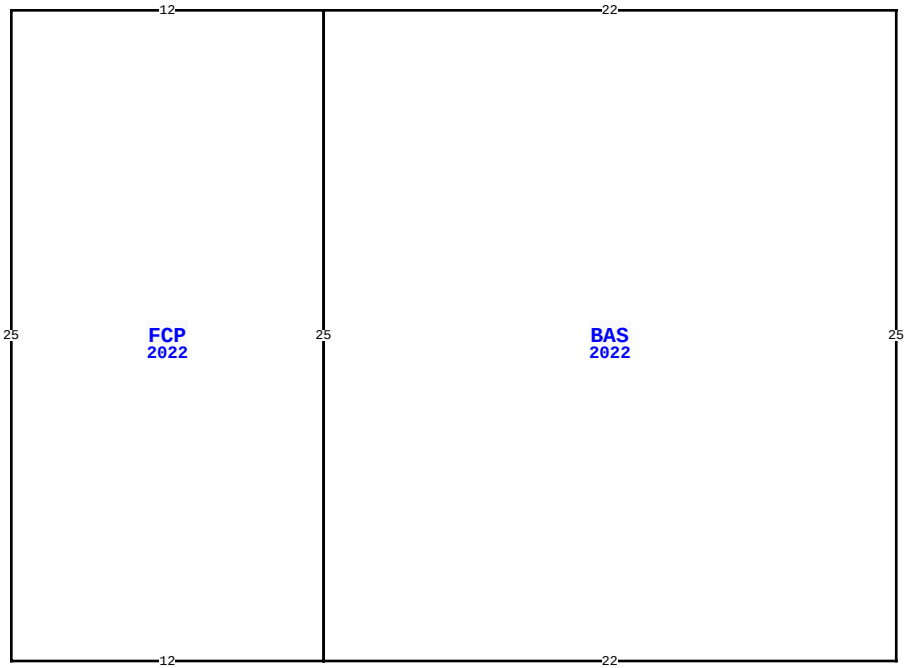
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	2022	550	10,384
FCP	300	25	2022	75	1,416
TOTALS	850			625	11,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	60.5000	23.60	14,750	2010	2010	0	0	0	20.00	80.00

2 GARAGE RES 100% - 0 Heated Area: 550 HX Base Yr



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 FCP=[YR=2022] W12 S25 E12 N25$ S25 E22 N25$.

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

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