

LOT 7
OAK WOODS PB 5/370

CALHOON BRIANA MORGAN RICHARDSON/CALHOON RONALD HE
86027 SHADY OAK DRIVE
YULEE, FL 32097

2026

38-2N-27-1525-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,515	100
FGR	294	55
FOP	15	30
PTO	144	5
TOTALS	1,968	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	105.7500	146.99	248,119	1996	2016		0	0	6.75	93.25
1 SNGL FAM 100% - 2023 Heated Area: 1515 HX Base Yr 2023												
86027 SHADY OAK DR, YULEE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				231,371			
TOTAL MARKET OB/XF VALUE				3,620			
TOTAL LAND VALUE - MARKET				90,000			
TOTAL MARKET VALUE				324,991			
SOH/AGL Deduction				5,771			
ASSESSED VALUE				319,220			
TOTAL EXEMPTION VALUE				HX HB		51,411	
BASE TAXABLE VALUE				267,809			
TOTAL JUST VALUE				324,991			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				316,884			