



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

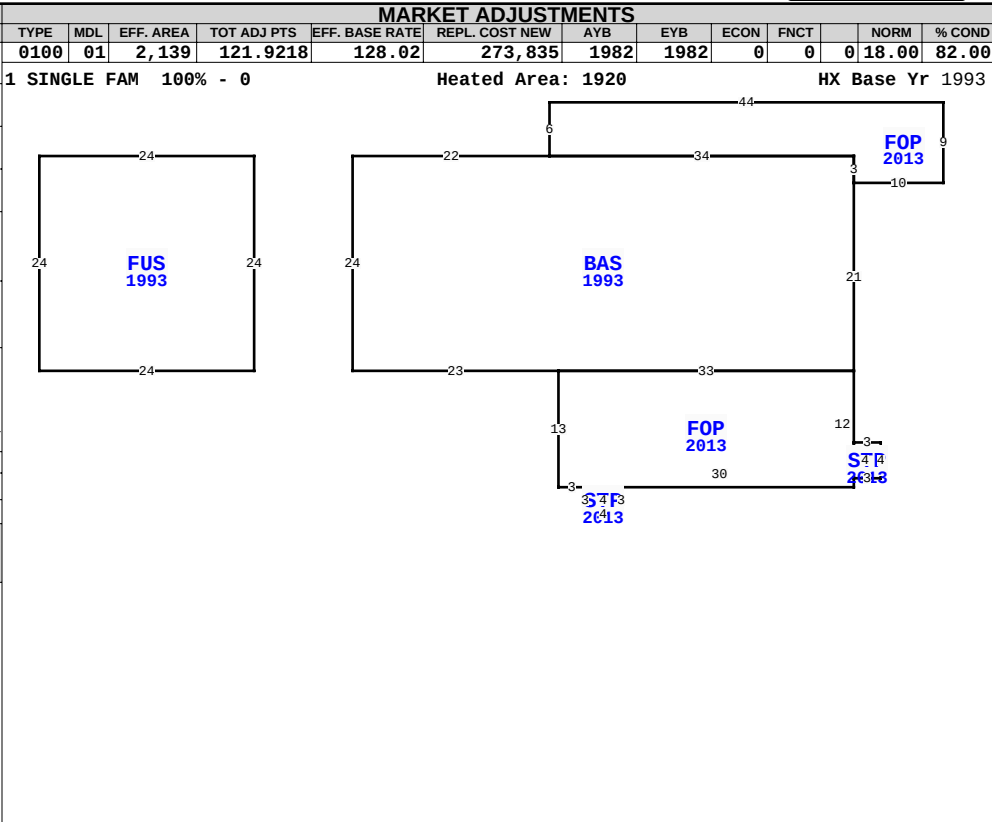
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	141,088
FOP	294	30	2013	88	9,238
FOP	429	30	2013	129	13,542
FUS	576	100	1993	576	60,467
STP	12	10	2013	1	105
STP	12	10	2013	1	105

TOTALS	2,667			2,139	224,545
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0860	POOL/SPA	0	100	0	0		1.00	50,000.00	100	1985
2	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	1986
9	0351	CARPORT MT	0	100	24	40		960.00	10.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	RM	194.00	228.00	0.92	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026
INC DATE		AG DATE	MLU

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
1	0860	POOL/SPA	0	100	0	0		1.00	50,000.00	100	1985	1985	04	85	42,500	
2	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	1986	1986	3	56	1,120	
9	0351	CARPORT MT	0	100	24	40		960.00	10.00	100	1995	1995	3	20	1,920	

TOTAL OB/XF											
45,540											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										236,189	
TOTAL MARKET OB/XF VALUE										45,540	
TOTAL LAND VALUE - MARKET										78,200	
TOTAL MARKET VALUE										359,929	
SOH/AGL Deduction										200,755	
ASSESSED VALUE										159,174	
TOTAL EXEMPTION VALUE										HX HB WX 56,411	
BASE TAXABLE VALUE										102,763	
TOTAL JUST VALUE										359,929	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										301,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313524	REPAIR/RRF	1,514	06/01/2013
B1313525	REPAIR/RRF	6,986	06/01/2013
B1327343	ADDITION	43,000	06/01/2013
4419	GARAGE	11,930	10/07/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2738/987	8/21/2024	LE	U	I	11	100	
GRANTOR: SHELTON SAMANTHA S							
GRANTEE: SHELTON-BAKER SAVAN							
0647/0225	1/23/1992	WD	Q	I		91,200	
GRANTOR: HAWKINS MARK E							
GRANTEE: SHELTON DONALD & S							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-44,6] W22 S24 E23 E33 N21 N3 W34 \$											
FUS=[YR=1993;ORIG=-101,6] E24 S24 W24 N24 \$											
FOP=[YR=2013;ORIG=-43,30] S13 E3 E30 N1 N12 W33 \$											
FOP=[YR=2013;ORIG=0,0] W44 S6 E34 S3 E10 N9 \$											
STP=[YR=2013;ORIG=-40,43] S3 E4 N3 W4 \$											
STP=[YR=2013;ORIG=-10,42] E3 N4 W3 S4 \$											

**SHELTON SAMANTHA S L/E/
86170 YULEE HILLS ROAD
YULEE, FL 32097**

51-3N-27-4881-0141-0000

[illegible]