

LOT 3 (REPLAT OF LOT 28)
IN OR 1930/1360
E O FRIEND SUB DB 165/142

ROSS BRANDON & TIFFANY
521 J I TAYLOR CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-034C-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	02
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NEIGHBORHOOD/LOC	2020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,534	100	2,534	351,291
FCP	497	25	124	17,190
FOP	256	30	77	10,674
FOP	318	30	95	13,170
FST	27	55	15	2,080
STP	22	10	2	277

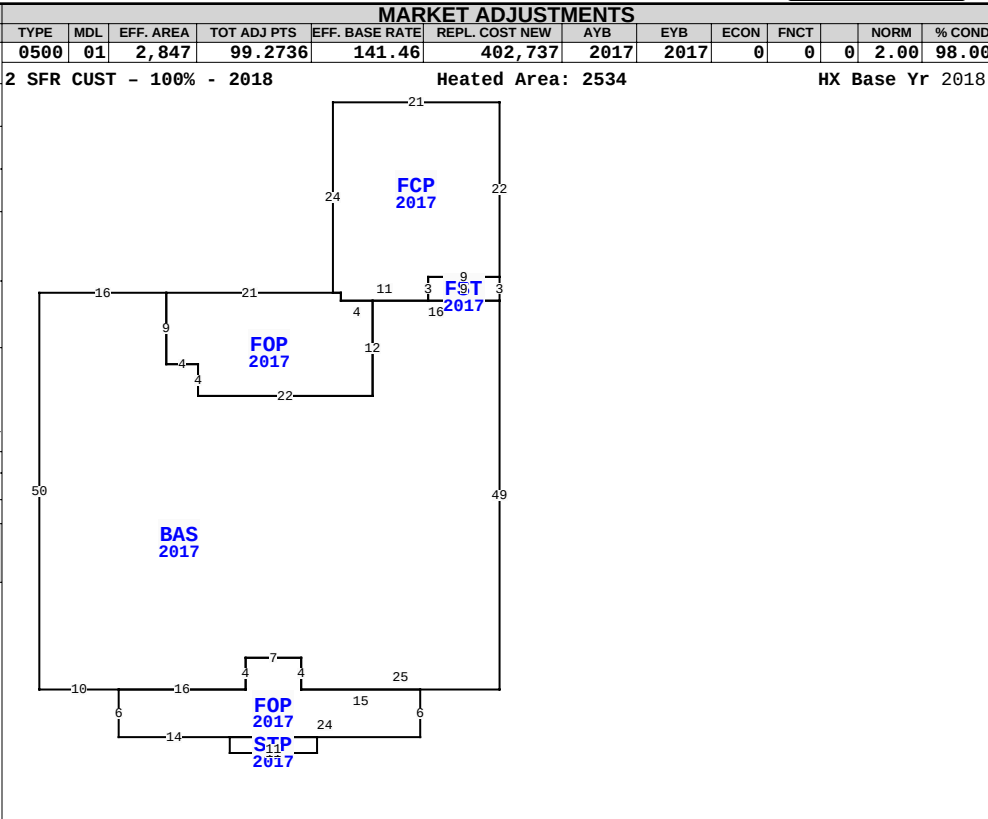
TOTALS	3,654		2,847	394,682
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	0	0	96.00	SF	6.50	6.50	100	2017	2017	3	97	605	
2	0811	CONCRETE B	0 100	22	22	484.00	SF	5.20	5.20	100	2017	2017	3	97	2,441	
3	0812	CONCRETE C	0 100	0	0	1,932.00	SF	4.00	4.00	100	2018	2018	3	98	7,573	
4	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2018	2018	3	98	510	
5	0861	POOL GUNIT	0 100	0	0	454.00	SF	85.00	85.00	100	2020	2020	3	95	36,661	
6	0855	CONC PAVER	0 100	0	0	838.00	SF	10.00	10.00	100	2020	2020	3	99	8,296	
7	0462	ST/AL FNC	0 100	0	0	432.00	SF	10.00	10.00	100	2020	2020	3	95	4,104	
8	0855	CONC PAVER	0 100	4	24	96.00	SF	10.00	10.00	100	2020	2020	3	99	950	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0007	RS-2	100.00	390.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00

REVIEW DATE	01/23/2020	BY	DJ
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521 J I TAYLOR CT, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF																
61,140																

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY																
PAGE 1 of 2																

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		415,036
TOTAL MARKET OB/XF VALUE		61,140
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		576,176
SOH/AGL Deduction		194,996
ASSESSED VALUE		381,180
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		331,180
TOTAL JUST VALUE		576,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910301	SWIM POOL	31,000	09/30/2019
17011480	CO ISSUED	0	12/27/2017
B1710668	24X35 FGR	38,572	12/01/2017
1703416	NEW CONSTR	304,378	04/19/2017
B1529932	DEMOLITION	1,800	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/1360	8/01/2014	PR	Q	I	01	55,000

GRANTOR: BROWN DEBBIE L P/R						
GRANTEE: ROSS BRANDON & TIFF						
0136/0167	1/01/1972	TA	Q	I		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES						

BUILDING DIMENSIONS						
FCP=[YR=2017] W21 S24 FOP=[YR=2017] W21 BAS=[YR=2017] W16 S50 E10 FOP=[YR=2017] S6 E14 STP=[YR=2017] S2 E11 N2 W11\$ E24 N6 W15 N4 W7 S4 W16\$ E16 N4 E7 S4 E25 N49 FST=[YR=2017] N3 W9 S3 E9 \$ W16 S12 W22 N4 W4 N9\$ S9 E4 S4 E22 N12 W4 N1 W1\$ E1 S1 E11 N3 E9 N22\$.						

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