

**TAYLOR BARBARA ANN L/E/
95002 PANDYS PL
FERNANDINA BEACH, FL 32034**

32-2N-28-0000-0014-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 3				4									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		05		AVERAGE 100		0100		01		1,725		101.0000		91.15		157,234		1955		1965		0		0		21.50		78.50		VALUATION BY					STANDARD								
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 0								Heated Area: 1600														Tax Group: 4					Tax Dist:								
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					132,193								
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					8,376								
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					1,410,000								
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					1,550,569								
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					1,193,715								
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					356,854								
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB WX 55,000								
Bathrooms				1 100																										BASE TAXABLE VALUE					301,854								
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					1,550,569								
Stories		1.		1. 100																										NCON VALUE					0								
Units				0 100																										INCOME VALUE													
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE					1,057,672								
Occupancy		00		NONE 100																																							
Quality		03		Quality Level 03																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																																							
NEIGHBORHOOD/LOC		4005.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		1,600		100		1,600		114,484																																			
FSP		312		40		125		8,944																																			
TOTALS		1,912		1,725		123,429																																					
EXTRA FEATURES										95002 PANDYS PL, FERNANDINA BEACH										BLD DATE		08/12/2020		KKX		LGL DATE				05/30/2023		MLU											
																				XF DATE		08/12/2020		KKX		LAND DATE																	
																				INC DATE						AG DATE																	
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	0510	GARAGE WD -	0 100	24	12	288.00		SF	35.00		35.00		100	1999	1999	3	28	2,822																									
2	0680	POLE SHED	0 100	24	8	192.00		SF	10.00		10.00		100	1999	1999	3	28	538																									
4	0100	BAR-B-Q	0 100	0	0	1.00		UT	200.00		200.00		100	1999	1999	3	20	40																									
5	0825	BRICK	0 100	5	3	15.00		SF	12.50		12.50		100	1999	1999	3	94	176																									
6	0351	CARPORT MT	0 100	20	20	400.00		SF	10.00		10.00		100	2009	2009	3	45	1,800																									
7	1242	WD DECK A	0 100	16	4	64.00		SF	10.00		10.00		100	2009	2009	3	45	288																									
8	0430	CL FNC 6B	0 0	0	0	306.00		LF	9.70		9.70		100	2008	2008	3	76	2,256																									
9	0463	FENCE GATE	0 100	0	0	2.00		UT	300.00		300.00		100	2008	2008	3	76	456																									

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