IN OR 841/1320
A/K/A LOTS 16 & 17
MOBLEY HEIGHTS UNR

TAYLOR SAMUEL E & PATRICIA A
95169 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

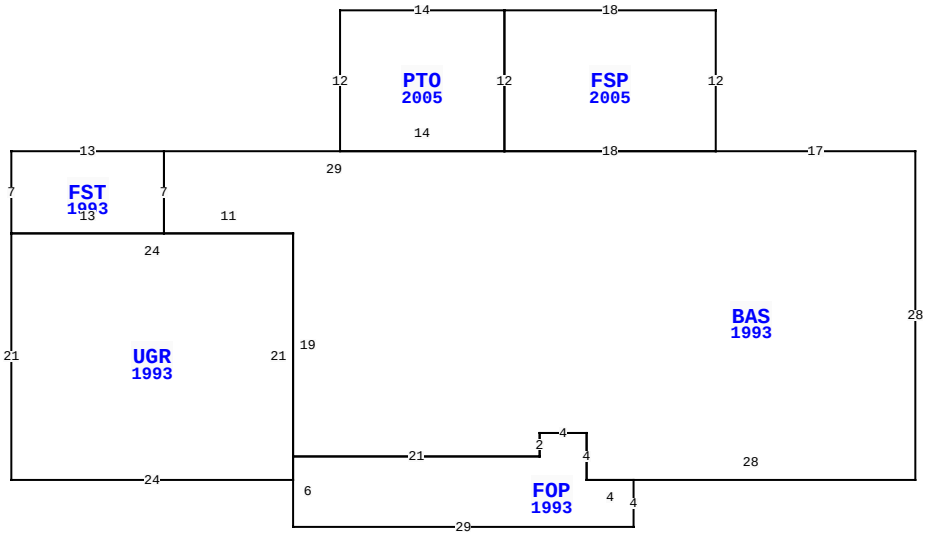
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1,503	114,057
FOP	174	30	52	3,946
FSP	216	40	86	6,526
FST	91	55	50	3,795
PTO	168	5	8	607
UGR	504	45	227	17,226
TOTALS	2,656		1,926	146,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	107.8000	97.29	187,381	1978	1978	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1503 HX Base Yr



95169 DOUGLAS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,331
TOTAL MARKET OB/XF VALUE		35,691
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		496,022
SOH/AGL Deduction		0
ASSESSED VALUE		496,022
TOTAL EXEMPTION VALUE	13	496,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		496,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22347	GARAGE	99,000	03/01/2009
B17349	SCRN ENCL	8,736	12/01/2006
B0516732	SWIM POOL	5,900	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0841/1320	7/29/1998	WD	Q	I		116,000
GRANTOR: PAPPA PATRICK JR & KA						
GRANTEE: TAYLOR SAMUEL & PAT						
0744/1990	11/28/1995	WD	U	I	01	62,500
GRANTOR: PAPPA PATRICK JR						
GRANTEE: PAPPA PATRICK JR &						

BUILDING NOTES

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
1	0681	POLE SHED	0	100	16	20	320.00	SF	15.00	15.00	100	1985	1985	3	20	960	
2	0680	POLE SHED	0	100	28	20	560.00	SF	10.00	10.00	100	2000	2000	3	29	1,624	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2005	2005	3	44	20,196	
4	0845	KOOL DECK	0	100	0	0	890.00	SF	7.25	7.25	100	2005	2005	3	87	5,614	
5	0911	SCRN RM A	0	100	55	26	1,430.00	SF	17.50	17.50	100	2005	2005	3	27	6,757	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=2005] N12W18S12 E18$W18
PTO=[YR=2005] N12W14S12E14$ W29 FST=[YR=1993] W13 S7
UGR=[YR=1993] S21 E24 N21 W24$ E13N7$S7 E11 S19 FOP=[YR=1993]
S6 E29 N4 W4 N4 W4 S2 W21 $ E21 N2 E4 S4E28 N28$.

LAND DESCRIPTION

TOTAL OB/XF 35,691

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	000115	C	SFR ACRES	100		OR	0.00	0.00	4.20	AC		1.00	1.00	0.80	75,000.00	60,000.00	252,000							

REVIEW DATE 04/15/2019 BY KWA Total Acres: 4.20 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/02/2023 BY SYS

IN OR 841/1320
A/K/A LOTS 16 & 17
MOBLEY HEIGHTS UNR

TAYLOR SAMUEL E & PATRICIA A
95169 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

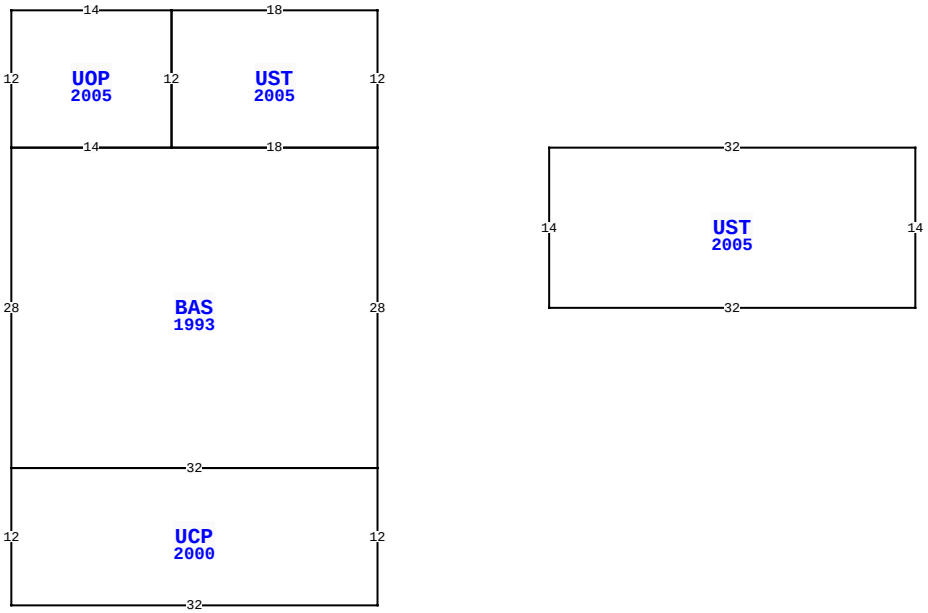
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	9,946
UCP	384	20	77	855
UOP	168	20	34	378
UST	216	45	97	1,077
UST	448	45	202	2,242
TOTALS	2,112		1,306	14,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,306	63.4400	22.20	28,993	1982	1988	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 896 HX Base Yr



95169 DOUGLAS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,331
TOTAL MARKET OB/XF VALUE		35,691
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		496,022
SOH/AGL Deduction		0
ASSESSED VALUE		496,022
TOTAL EXEMPTION VALUE	13	496,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		496,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0841/1320	7/29/1998	WD	Q	I		116,000
GRANTOR: PAPPA PATRICK JR & KA						
GRANTEE: TAYLOR SAMUEL & PAT						
0744/1990	11/28/1995	WD	U	I	01	62,500
GRANTOR: PAPPA PATRICK JR						
GRANTEE: PAPPA PATRICK JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2005] N12W18S12E18$BAS=[YR=1993] W18UOP=[YR=2005] N12W14S12E14$W14S28 UCP=[YR=2000] S12E32N12W32$E32N28$ PTR=E15 UST=[YR=2005] S14E32N14W32$ W15$.

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

REVIEW DATE 04/15/2019 BY KWA Total Acres: 4.20 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/02/2023 BY SYS

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A/K/A LOTS 16 & 17
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2023

35-2N-28-0000-0001-0200

NASSAU COUNTY PROPERTY

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	06	Quality Level 06

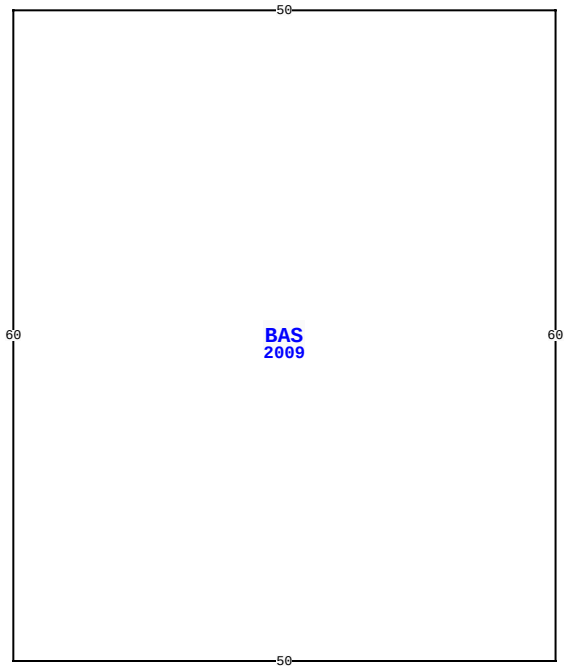
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	3,000	47,678
TOTALS	3,000		3,000	47,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,000	54.0500	18.92	56,760	2009	2009	0	0	0	16.00	84.00

3 GARAGE RES – 100% - 2023 Heated Area: 3000 HX Base Yr



95169 DOUGLAS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
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TOTAL EXEMPTION VALUE	13	496,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		496,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: PAPPA PATRICK JR & KA						
GRANTEE: TAYLOR SAMUEL & PAT						
0744/1990	11/28/1995	WD	U	I	01	62,500
GRANTOR: PAPPA PATRICK JR						
GRANTEE: PAPPA PATRICK JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W50 S60 E50 N60$.

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

REVIEW DATE 04/15/2019 BY KWA Total Acres: 4.20 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/02/2023 BY SYS