

TAYLOR LYNDA B & STEVE A
97079 MILL POND LN
FERNANDINA BEACH, FL 32034

46-3N-28-576A-0002-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

0900 01 EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

Exterior Wall 05 AVERAGE 70

Exterior Wall 16 WD FR STUC 30

RooF Structur 03 GABLE/HIP 100

RooF Cover 03 COMP SHNGL 100

Interior Wall 05 DRYWALL 100

Interior Floo 08 SHT VINYL 90

Interior Floo 14 CARPET 10

Air Condition 03 CENTRAL 100

Heating Type 04 AIR DUCTED 100

Bedrooms 3 100

Bathrooms 2 100

Frame Stories Units Occupancy

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

Quality 02 Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4021.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,932 100 1,932 202,833

FGR 453 55 249 26,141

FOP 20 30 6 629

FOP 200 30 60 6,299

TOTALS 2,605 2,247 235,903

MARKET ADJUSTMENTS

TYPE MDL 2,247 98.5929 117.08 263,079 2001 2001 0 0 10.33 89.67

1 SNGL FAM - 100% - 2023 Heated Area: 1932 HX Base Yr 2023

Diagram showing lot dimensions and area calculations:

BLD DATE 03/03/2023 NW LGL DATE

XF DATE 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2001 2001 3 86 3,010

2 0811 CONCRETE B 0 100 0 0 908.00 SF 5.20 5.20 100 2001 2001 3 82 3,872

TOTAL OB/XF 6,882

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 235,903

TOTAL MARKET OB/XF VALUE 6,882

TOTAL LAND VALUE - MARKET 68,000

TOTAL MARKET VALUE 310,785

SOH/AGL Deduction 44,473

ASSESSED VALUE 266,312

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 216,312

TOTAL JUST VALUE 310,785

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 277,731

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2546/0481 2/28/2022 WD Q I 02 386,700

GRANTOR: PEARSON CARLEIGH O &

GRANTEE: TAYLOR LYNDIA B & ST

2202/1961 6/14/2018 WD Q I 01 246,000

GRANTOR: JOHNSON WAYNE G &

GRANTEE: PEARSON CARLEIGH O

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FOP=[YR=2001] N10 W20 S10 E20 \$ W34 S46

E10 FOP=[YR=2001] S1 E8 N1 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E11

FGR=[YR=2001] S9 E21 N23 W11 S3 W10 S11 \$ N11 E10 N3 E11 N32 \$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000100 C SFR 100 0003 0.00 0.00 1.00 LT 1.00 1.00 0.85 80,000.00 68,000.00 68,000

REVIEW DATE 06/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS