LOT 2
REPLAT OF LOT 28
E O FRIENDS DB 165/142

TIPTON CASEY S & JILL M
511 J I TAYLOR CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-034C-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

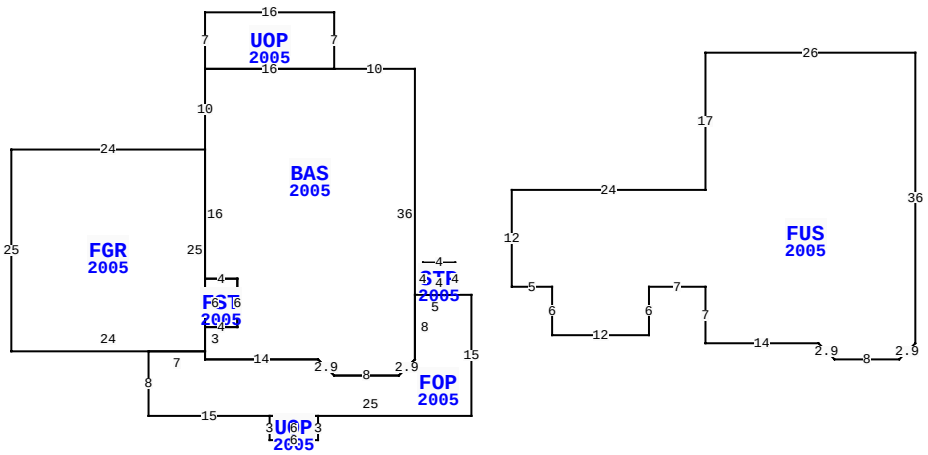
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	932	121,419
FGR	600	55	330	42,991
FOP	323	30	97	12,637
FST	24	55	13	1,694
FUS	1,316	100	1,316	171,445
STP	16	10	2	261
UOP	18	20	4	522
UOP	112	20	22	2,866
TOTALS	3,341		2,716	353,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,716	113.9040	142.38	386,704	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2013 Heated Area: 2248 HX Base Yr 2013



511 J I TAYLOR CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		378,913
TOTAL MARKET OB/XF VALUE		17,100
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		496,013
SOH/AGL Deduction		255,025
ASSESSED VALUE		240,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,988
TOTAL JUST VALUE		496,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14330	ELEC OTHER	9,000	02/01/2005
M09203	MECH OTHER	0	02/01/2005
B0412915	NEW CONSTR	152,513	05/01/2004
R046234	REPAIR/RRF	4,800	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2327/0704	12/23/2019	WD	Q	I	01	75,000
GRANTOR: CLEMENS JONI E						
GRANTEE: TIPTON JILL & CASEY						
1828/1660	12/05/2012	WD	U	I	12	206,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: TIPTON CASEY S & JI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 UOP=[YR=2005] N7 W16 S7 E16$ W16 S10 FGR=[YR=2005] W24 S25 E24 N25$ S16 FST=[YR=2005] S6 E4 N6 W4$ E4 S6 W4 S3 FOP=[YR=2005] W7 S8 E15 UOP=[YR=2005] S3 E6 N3 W6$ E25 N15 W2 STP=[YR=2005] W4 N4 E4 S4$ W5 S8 D2 L2 W8 U2 L2 W14 N1$ S1 E14 D2 R2 E8 U2 R2 N36$ PTR=E12 S15 FUS=[YR=2005] S12 E5 S6 E12 N6 E7 S7 E14 D2 R2 E8 U2 R2 N36 W26 S17 W24$ N15 W12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0	100	0	0	1,910.00	SF	7.00	7.00	100	2014	2014	3	95	12,702	
3	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2014	2014	3	95	1,283	

LAND DESCRIPTION

TOTAL OB/XF 17,100

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	000100	C	SFR	100	0007	RSF-2	100.00	412.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

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2024

00-00-30-034C-0002-0010

BUILDING CHARACTERISTICS

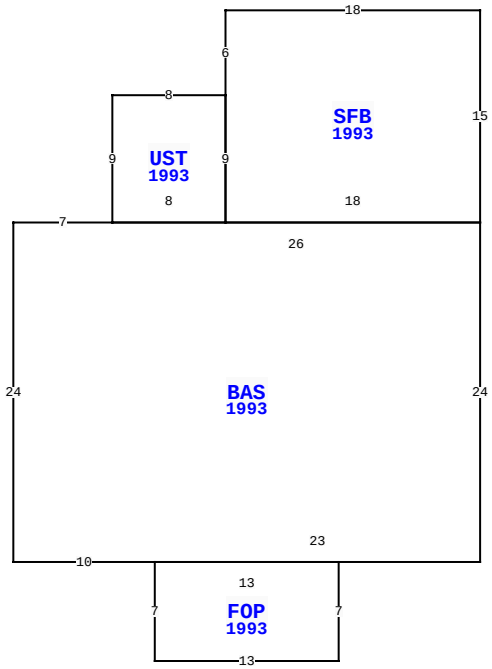
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	18,615
FOP	91	30	27	635
SFB	270	80	216	5,077
UST	72	45	32	752
TOTALS	1,225		1,067	25,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,067	87.1200	82.76	88,305	1950	1950	0	0	35	36.60	28.40

2 SINGLE FAM – 100% - 2013 Heated Area: 1008 HX Base Yr 2013



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PAGE 2 of 2 8

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GRANTEE: TIPTON JILL & CASEY						
1828/1660	12/05/2012	WD	U	I	12	206,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: TIPTON CASEY S & JI						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W18 S6 UST=[YR=1993] W8 S9 BAS=[YR=1993] W7 S24 E10 FOP=[YR=1993] S7 E13 N7 W13 $ E23 N24 W26 $ E8 N9$ S9 E18 N15$.

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

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