

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

2024

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	367,905
FCP	497	25	124	18,003
FOP	256	30	77	11,179
FOP	318	30	95	13,792
FST	27	55	15	2,178
STP	22	10	2	291

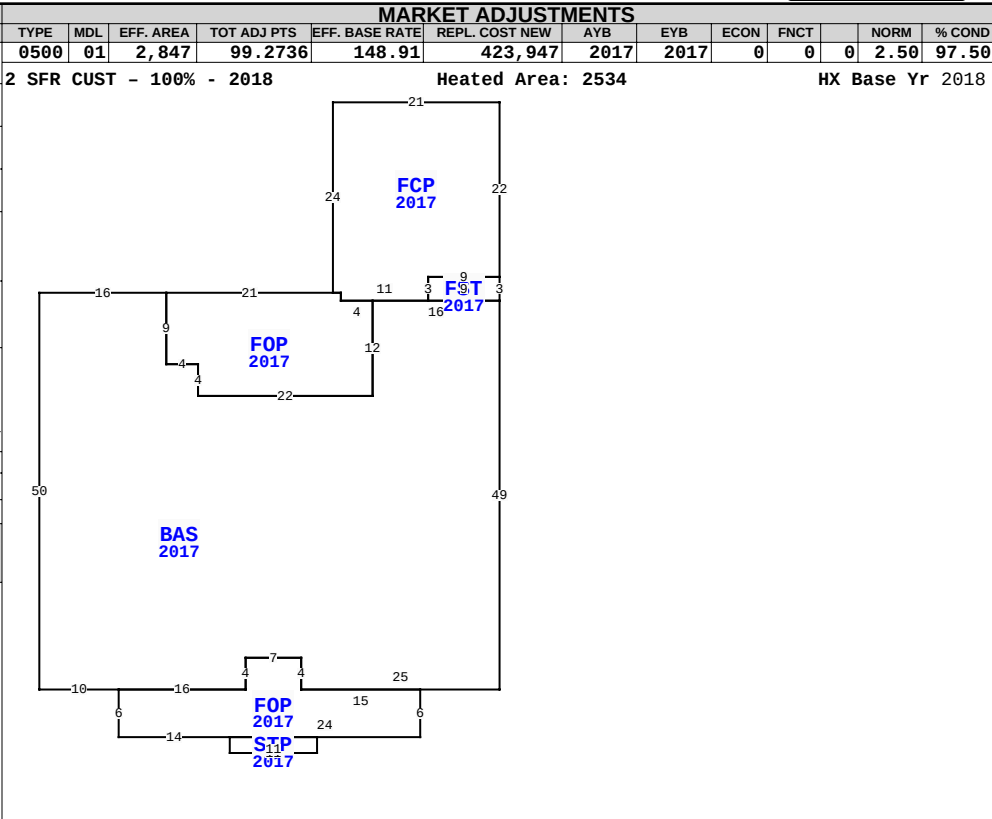
TOTALS	3,654		2,847	413,348
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	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	97	7,496	
4	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2018	2018	3	97	504	
5	0861	POOL GUNIT	0 100	0	0	454.00	SF	85.00	85.00	100	2020	2020	3	93	35,889	
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	93	4,018	
8	0855	CONC PAVER	0 100	4	24	96.00	SF	10.00	10.00	100	2020	2020	3	99	950	

LAND DESCRIPTION																
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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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0007	RSF-	2100.00	390.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							



521 J I TAYLOR CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY																
PAGE 1 of 2																
VALUATION SUMMARY																
STANDARD																
VALUATION BY																
Tax Group: 8																
Tax Dist:																
BUILDING MARKET VALUE																
433,490																
TOTAL MARKET OB/XF VALUE																
60,199																
TOTAL LAND VALUE - MARKET																
100,000																
TOTAL MARKET VALUE																
593,689																
SOH/AGL Deduction																
201,074																
ASSESSED VALUE																
392,615																
TOTAL EXEMPTION VALUE																
HX HB																
50,000																
BASE TAXABLE VALUE																
342,615																
TOTAL JUST VALUE																
593,689																
NCON VALUE																
0																
INCOME VALUE																
PREVIOUS YEAR MKT VALUE																
576,176																

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																
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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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