

LOT 8
IN OR 1779/625
LAKEWOOD #5 PB 5/380

TAYLOR LVG TRUST/TAYLOR ROBERT L TRUSTEE
2405 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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
Occupancy	00	NONE 100

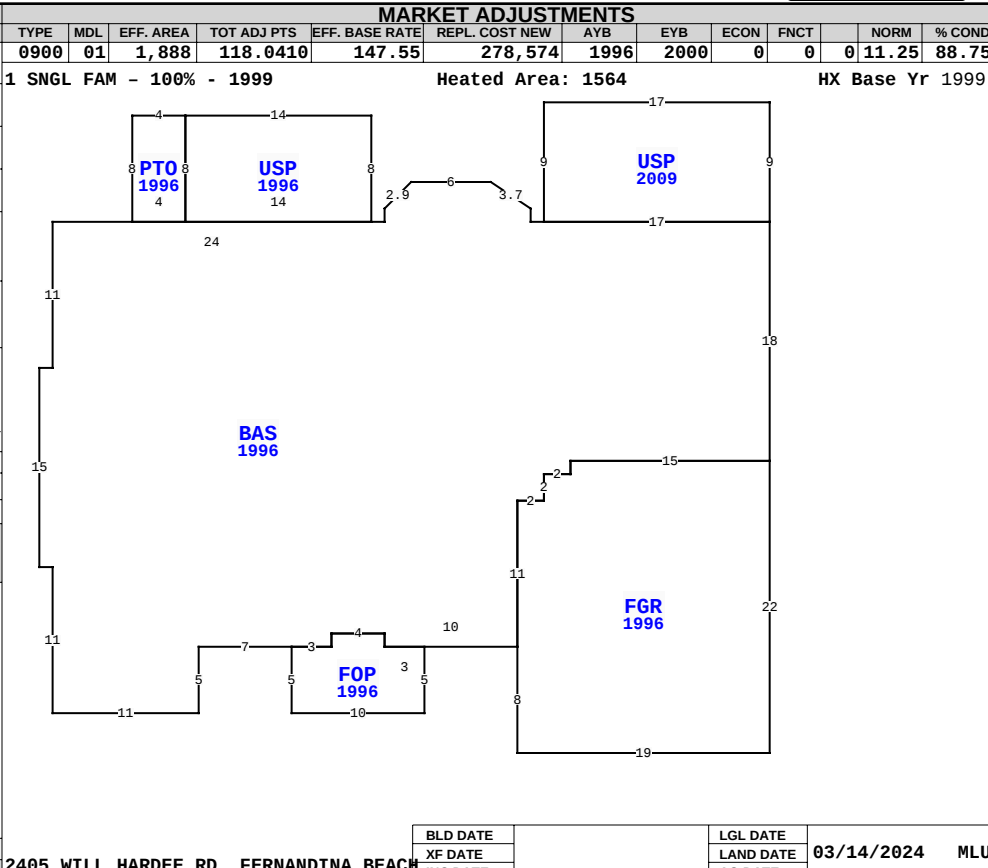
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	204,807
FGR	410	55	226	29,595
FOP	54	30	16	2,095
PTO	32	5	2	262
USP	112	30	34	4,453
USP	153	30	46	6,023

TOTALS	2,325		1,888	247,234
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	0	0	346.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE		03/14/2024	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,234	
TOTAL MARKET OB/XF VALUE		6,372	
TOTAL LAND VALUE - MARKET		192,500	
TOTAL MARKET VALUE		446,106	
SOH/AGL Deduction		290,176	
ASSESSED VALUE		155,930	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		105,930	
TOTAL JUST VALUE		446,106	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,639	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120198	SIDING	1,800	02/08/2012
20091734	REPAIR/RRF	4,100	12/21/2009
20051892	DEMOLITION	0	06/06/2005
B9362	NEW CONSTR	102,000	10/13/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1779/0625	2/13/2012	WD	U	I	30
GRANTOR: TAYLOR ROBERT L & BET					
GRANTEE: TAYLOR ROBERT L & B					
1748/1829	7/28/2011	WD	U	I	30
GRANTOR: TAYLOR ROBERT L & BET					
GRANTEE: TAYLOR ROBERT L & B					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
USP=[YR=2009] W17 S9 BAS=[YR=1996] W1 N1 U2 L3 W6 D2 L2
S1 W1 USP=[YR=1996] N8 W14 PTO=[YR=1996] W4 S8 E4 N8 \$ S8
E14 \$ W24 S11W1 S15 E1 S11 E11 N5 E7 FOP=[YR=1996] S5 E10 N5
W3 N1 W4 S1 W3 \$ E3 N1 E4 S1 E10 FGR=[YR=1996] S8 E19 N22
W15 S1 W2 S2 W2 S11\$ N11 E2 N2 E2 N1 E15 N18 W17\$ E17 N9\$.