IN OR 2158/1560
PARCELS 14-2 & 21
EX R/W IN OR 674/83

TAYLOR BARBARA ANN L/E/
95002 PANDYS PL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0014-0020

BUILDING CHARACTERISTICS

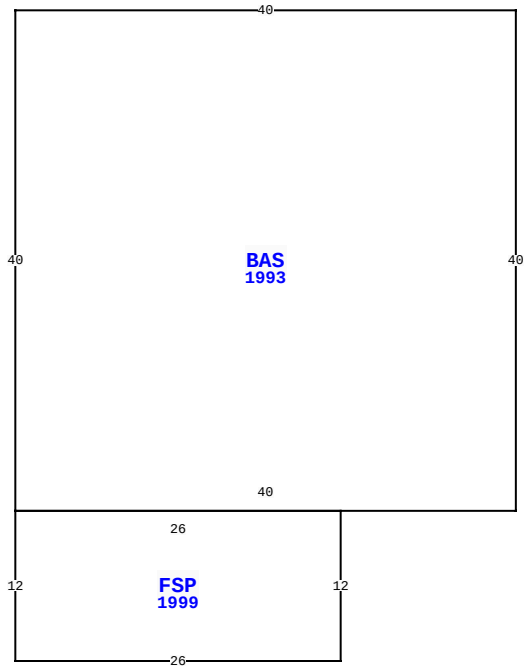
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,600	100	1,600	120,129
FSP	312	40	125	9,385
TOTALS	1,912		1,725	129,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	101.0000	95.95	165,514	1955	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 0 Heated Area: 1600 HX Base Yr



BLD DATE	08/12/2020	KKX	LGL DATE	
XF DATE	08/12/2020	KKX	LAND DATE	05/30/2023 MLU
INC DATE			AG DATE	

95002 PANDYS PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,921
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		1,410,000
TOTAL MARKET VALUE		1,555,871
SOH/AGL Deduction		1,189,060
ASSESSED VALUE		366,811
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		311,811
TOTAL JUST VALUE		1,555,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,550,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1429478	REPLACED ANTENNAS	0	04/10/2015
B26123	INSTALL ANTENNAS	30,000	06/01/2012
E20886	ELEC OTHER	0	06/01/2008
B21449	XFOB	45,000	05/01/2008
B20706	CELL TOWER	0	01/01/2007
C20706	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/928	12/01/2023	QC	U	I	11	100
GRANTOR: TAYLOR BARBARA ANN						
GRANTEE: POPE LUCIAN E JR						
2158/1560	11/17/2017	QC	U	I	11	100
GRANTOR: TAYLOR BARBARA ANN						
GRANTEE: TAYLOR BARBARA A L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S40 FSP=[YR=1999] S12 E26 N12 W26$ E40 N40$.

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	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1999	1999	3	27	2,722	
2	0680	POLE SHED	0	100	24	8	192.00	SF	10.00	10.00	100	1999	1999	3	27	518	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1999	1999	3	20	40	
4	0825	BRICK	0	100	5	3	15.00	SF	12.50	12.50	100	1999	1999	3	93	174	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2009	2009	3	40	1,600	
6	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	100	2009	2009	3	40	256	
7	0430	CL FNC 6B	0	0	0	0	306.00	LF	9.70	9.70	100	2008	2008	3	74	2,196	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	74	444	

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	0005	OR	0.00	0.00	16.33	AC		1.00	1.00	0.80	75,000.00	60,000.00	979,800							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.17	AC		1.00	1.00	0.80	75,000.00	60,000.00	430,200							

REVIEW DATE 08/12/2020 BY KKX Total Acres: 23.50 Total Land Value: 1,410,000 Market: 0 Agricultural: 0 Common: 1,410,000 PRINTED 08/06/2024 BY SYS

IN OR 2158/1560
PARCELS 14-2 & 21
EX R/W IN OR 674/83

TAYLOR BARBARA ANN L/E/
95002 PANDYS PL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

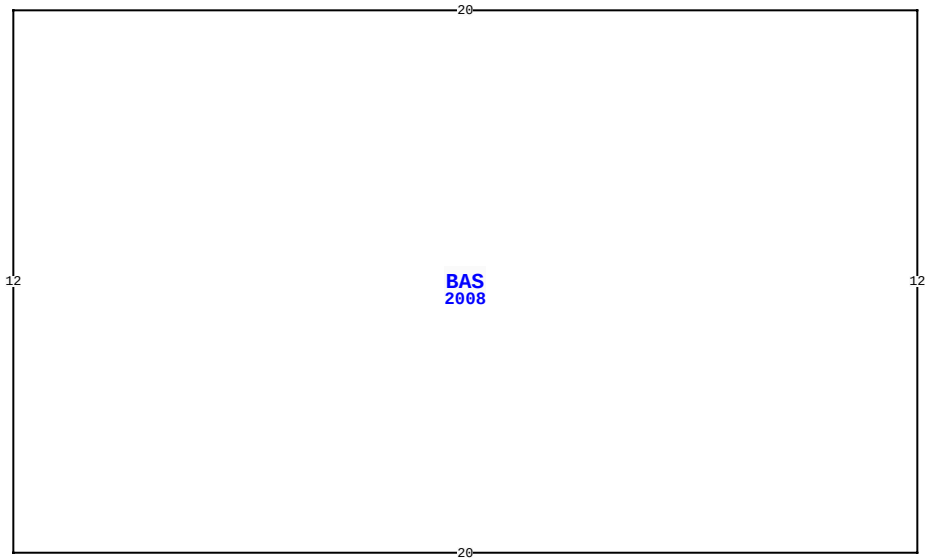
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	3,875
TOTALS	240		240	3,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	240	103.5090	24.84	5,962	2008	2008	0	0	0	35.00	65.00

2 BARNS – 0% - 0 Heated Area: 240 HX Base Yr



95002 PANDYS PL, FERNANDINA BEACH

BLD DATE	08/12/2020	KKX	LGL DATE		
XF DATE	08/12/2020	KKX	LAND DATE	05/30/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		1,410,000
TOTAL MARKET VALUE		1,555,871
SOH/AGL Deduction		1,189,060
ASSESSED VALUE		366,811
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		311,811
TOTAL JUST VALUE		1,555,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,550,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/928	12/01/2023	QC	U	I	11	100
GRANTOR: TAYLOR BARBARA ANN						
GRANTEE: POPE LUCIAN E JR						
2158/1560	11/17/2017	QC	U	I	11	100
GRANTOR: TAYLOR BARBARA ANN						
GRANTEE: TAYLOR BARBARA A L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 S12 E20 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/12/2020 BY KKX Total Acres: 23.50 Total Land Value: 1,410,000 Market: 0 Agricultural: 0 Common: 1,410,000 PRINTED 08/06/2024 BY SYS

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Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

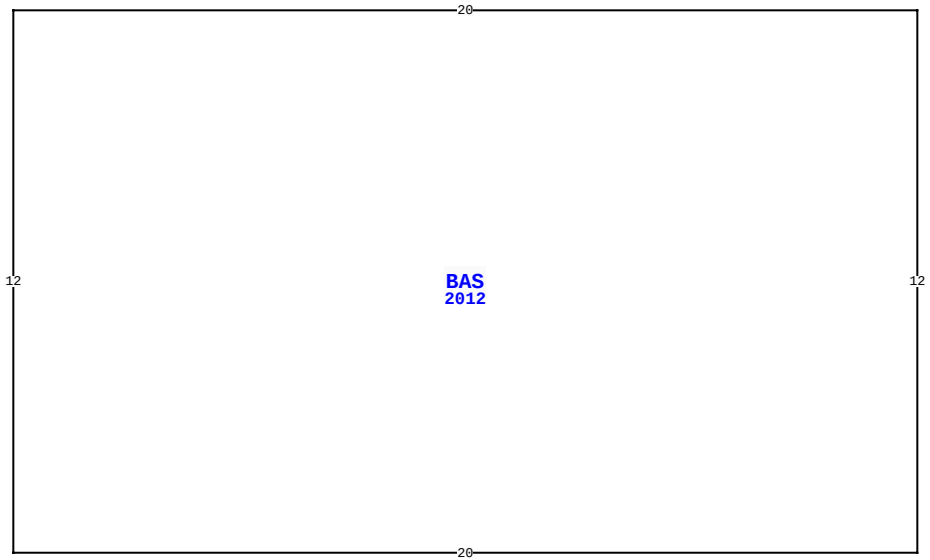
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	4,531
TOTALS	240		240	4,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	240	103.5090	24.84	5,962	2012	2012	0	0	0	24.00	76.00

3 BARNS – 0% - 0 Heated Area: 240 HX Base Yr



95002 PANDYS PL, FERNANDINA BEACH

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XF DATE	08/12/2020	KKX	LAND DATE	05/30/2023	MLU
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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GRANTEE: POPE LUCIAN E JR						
2158/1560	11/17/2017	QC	U	I	11	100
GRANTOR: TAYLOR BARBARA ANN						
GRANTEE: TAYLOR BARBARA A L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 S12 E20 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/12/2020 BY KKX Total Acres: 23.50 Total Land Value: 1,410,000 Market: 0 Agricultural: 0 Common: 1,410,000 PRINTED 08/06/2024 BY SYS