

IN OR 841/1320  
A/K/A LOTS 16 & 17  
MOBLEY HEIGHTS UNR

TAYLOR SAMUEL E & PATRICIA A  
95169 DOUGLAS ROAD  
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0200



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 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                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| 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       | 1,503            | 100         | 1,503        | 119,290              |
| FOP       | 174              | 30          | 52           | 4,127                |
| FSP       | 216              | 40          | 86           | 6,825                |
| FST       | 91               | 55          | 50           | 3,969                |
| PTO       | 168              | 5           | 8            | 635                  |
| UGR       | 504              | 45          | 227          | 18,016               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,656 |  | 1,926 | 152,863 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0681       | POLE SHED   | 0 100   | 16 | 20 | 320.00   | SF | 15.00    | 15.00          | 100       | 1985    |
| 2              | 0680       | POLE SHED   | 0 100   | 28 | 20 | 560.00   | SF | 10.00    | 10.00          | 100       | 2000    |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 540.00   | SF | 85.00    | 85.00          | 100       | 2005    |
| 4              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 890.00   | SF | 7.25     | 7.25           | 100       | 2005    |
| 5              | 0911       | SCRN RM A   | 0 100   | 55 | 26 | 1,430.00 | SF | 17.50    | 17.50          | 100       | 2005    |
| 6              | 0871       | POOL HTR R  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2005    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 4.20        | AC        |     |

| MARKET ADJUSTMENTS                 |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                               | 01  | 1,926     | 107.8000    | 102.41         | 197,242        | 1978 | 1978 | 0    | 0    | 22.50 | 77.50  |
| 1 SINGLE FAM - 100% - 2023         |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1503 HX Base Yr       |     |           |             |                |                |      |      |      |      |       |        |
|                                    |     |           |             |                |                |      |      |      |      |       |        |
| 95169 DOUGLAS RD, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE<br>XF DATE<br>INC DATE    |     |           |             |                |                |      |      |      |      |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE   |     |           |             |                |                |      |      |      |      |       |        |
| 05/30/2023 MLU                     |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 3 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 213,902     |
| TOTAL MARKET OB/XF VALUE  |  |  | 32,923      |
| TOTAL LAND VALUE - MARKET |  |  | 252,000     |
| TOTAL MARKET VALUE        |  |  | 498,825     |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 498,825     |
| TOTAL EXEMPTION VALUE     |  |  | 13 498,825  |
| BASE TAXABLE VALUE        |  |  | 0           |
| TOTAL JUST VALUE          |  |  | 498,825     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 496,022     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B22347     | GARAGE      | 99,000 | 03/01/2009 |
| B17349     | SCRN ENCL   | 8,736  | 12/01/2006 |
| B0516732   | SWIM POOL   | 5,900  | 01/01/2005 |

| SALES DATA                     |            |           |     |     |            |
|--------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 0841/1320                      | 7/29/1998  | WD        | Q   | I   |            |
| GRANTOR: PAPPA PATRICK JR & KA |            |           |     |     | SALE PRICE |
| GRANTEE: TAYLOR SAMUEL & PAT   |            |           |     |     |            |
| 0744/1990                      | 11/28/1995 | WD        | U   | I   | 01         |
| GRANTOR: PAPPA PATRICK JR      |            |           |     |     | 62,500     |
| GRANTEE: PAPPA PATRICK JR &    |            |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W17 FSP=[YR=2005] N12W18S12 E18\$W18                                                                   |  |  |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2005] N12W14S12E14\$ W29 FST=[YR=1993] W13 S7                                                                |  |  |  |  |  |  |  |  |  |  |  |
| UGR=[YR=1993] S21 E24 N21 W24\$ E13N7\$S7 E11 S19 FOP=[YR=1993] S6 E29 N4 W4 N4 W4 S2 W21 \$ E21 N2 E4 S4E28 N28\$ . |  |  |  |  |  |  |  |  |  |  |  |

**TAYLOR SAMUEL E & PATRICIA A**  
95169 DOUGLAS ROAD  
FERNANDINA BEACH, FL 32034

**35-2N-28-0000-0001-0200**

[illegible]

**TAYLOR SAMUEL E & PATRICIA A**  
95169 DOUGLAS ROAD  
FERNANDINA BEACH, FL 32034

**35-2N-28-0000-0001-0200**

[illegible]