LOT 1
IN OR 374/106 ESMT OR 541/541
LANDS OF E O FRIENDS R/P OF

BRANCH DEBRA LYNN &/BROWN LAWRENCE EST
529 J I TAYLOR CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-034C-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

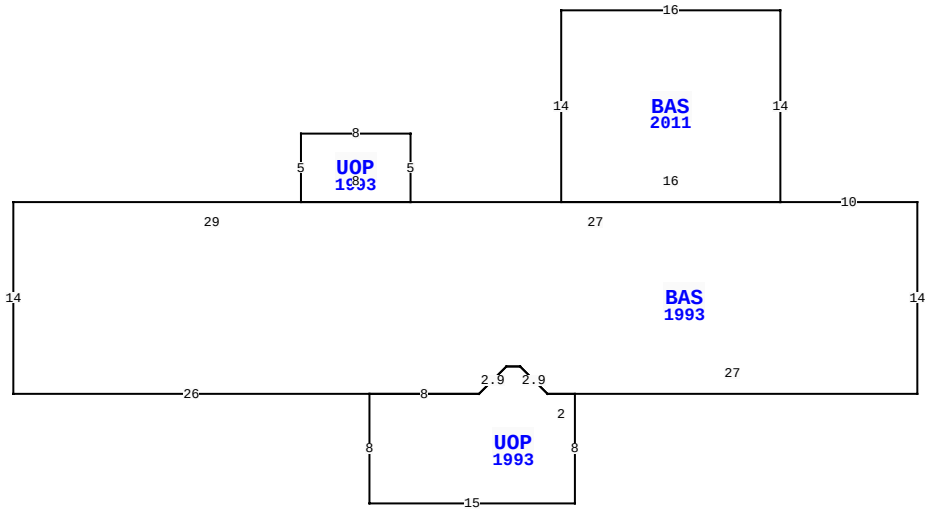
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100	1993	918	25,073
BAS	224	100	2011	224	6,118
UOP	40	25	1993	10	273
UOP	126	25	1993	32	874
TOTALS	1,308			1,184	32,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,184	113.8000	91.04	107,791	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 20% - 2021 Heated Area: 1142 HX Base Yr 2021



529 J I TAYLOR CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		32,337
TOTAL MARKET OB/XF VALUE		6,320
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		233,657
SOH/AGL Deduction		121,981
ASSESSED VALUE		111,676
TOTAL EXEMPTION VALUE	HA HAB	23,283
BASE TAXABLE VALUE		88,393
TOTAL JUST VALUE		233,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2011] N14 W16 S14 E16$ W27
UOP=[YR=1993] N5 W8 S5 E8$ W29 S14 E26 UOP=[YR=1993] S8 E15
N8 W2 U2 L2 W1 D2 L2 W8$ E8 U2 R2 E1 D2 R2 E27 N14 $.

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	0940	SHEDS/PORT	0	20	12	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864	
2	1242	WD DECK A	0	20	7	4	28.00	SF	10.00	10.00	100	1988	1988	3	20	56	
3	0936	SEPTC TANK	0	20	0	0	1.00	UT	6,000.00	6,000.00	90	1993	1993	3	90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 6,320

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	RES	20	0007	RSF-	2100.00	344.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS