

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

2025

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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2020.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,534            | 100         | 2017 | 2,534        | 385,534              |
| FCP       | 497              | 25          | 2017 | 124          | 18,866               |
| FOP       | 256              | 30          | 2017 | 77           | 11,715               |
| FOP       | 318              | 30          | 2017 | 95           | 14,454               |
| FST       | 27               | 55          | 2017 | 15           | 2,282                |
| STP       | 22               | 10          | 2017 | 2            | 305                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,654 |  |  | 2,847 | 433,155 |
|--------|-------|--|--|-------|---------|

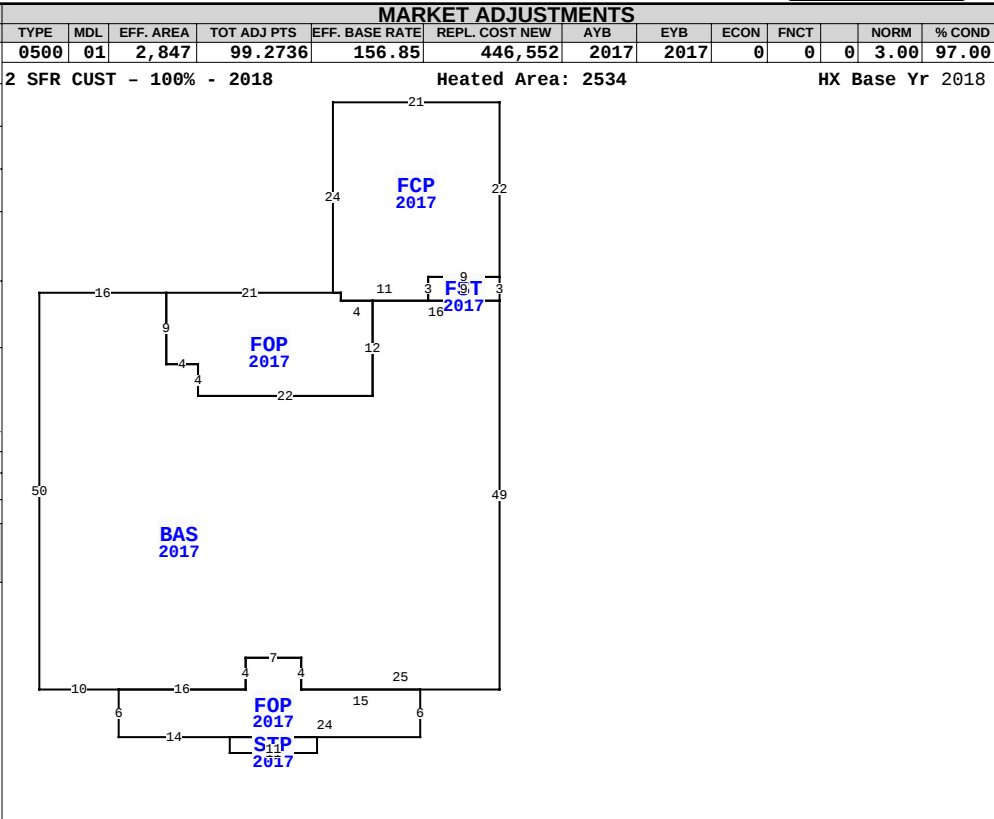
|                |  |  |  |  |  |
|----------------|--|--|--|--|--|
| EXTRA FEATURES |  |  |  |  |  |
|----------------|--|--|--|--|--|

| 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 96.00    | SF | 6.50  | 6.50           | 100       | 2017    | 2017        | 3 | 96     | 599             |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 22 | 22 | 484.00   | SF | 5.20  | 5.20           | 100       | 2017    | 2017        | 3 | 96     | 2,416           |       |
| 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 | 90     | 34,731          |       |
| 6   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 838.00   | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 8,212           |       |
| 7   | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 432.00   | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 90     | 3,888           |       |
| 8   | 0855       | CONC PAVER  | 0   | 100 | 4  | 24 | 96.00    | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 941             |       |

|                  |  |  |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--|--|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| LAND DESCRIPTION |  |  | TOTAL OB/XF 58,787 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--|--|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| 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   | RES                  | 100 | 0007 | RSF      | 2100.00 | 390.00 | 100.00      | FF        |     | 1.00     | 1.00   | 1.00    | 1,950.00   | 1,950.00       | 195,000    |                             |      |         |      |     |    |        |

|             |            |    |    |              |      |                   |         |         |   |               |   |         |         |                           |  |  |  |  |  |  |  |  |  |
|-------------|------------|----|----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|--|--|--|--|--|--|--|--|--|
| REVIEW DATE | 01/23/2020 | BY | DJ | Total Acres: | 0.00 | Total Land Value: | 195,000 | Market: | 0 | Agricultural: | 0 | Common: | 195,000 | PRINTED 07/30/2025 BY SYS |  |  |  |  |  |  |  |  |  |
|-------------|------------|----|----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|--|--|--|--|--|--|--|--|--|



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 521 J I TAYLOR CT, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/29/2025 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| 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 | 96     | 599             |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 22 | 22 | 484.00   | SF | 5.20  | 5.20           | 100       | 2017    | 2017        | 3 | 96     | 2,416           |       |
| 3   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,932.00 | SF | 4.00  | 4.00           | 100       | 2018    | 2018        | 3 | 97     | 7,496           |       |
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| 5   | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 454.00   | SF | 85.00 | 85.00          | 100       | 2020    | 2020        | 3 | 90     | 34,731          |       |
| 6   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 838.00   | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 8,212           |       |
| 7   | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 432.00   | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 90     | 3,888           |       |
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|                  |  |  |                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--|--|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
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|------------------|--|--|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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|-----|----------|-----|----------------------|-----|------|----------|---------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | RES                  | 100 | 0007 | RSF      | 2100.00 | 390.00 | 100.00      | FF        |     | 1.00     | 1.00   | 1.00    | 1,950.00   | 1,950.00       | 195,000    |                             |      |         |      |     |    |        |

|             |            |    |    |              |      |                   |         |         |   |               |   |         |         |                           |  |  |  |  |  |  |  |  |  |
|-------------|------------|----|----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|--|--|--|--|--|--|--|--|--|
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|-------------|------------|----|----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|---------------------------|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 2 | 8 |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|---|
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|---|

| VALUATION BY              |       | STANDARD  |         |
|---------------------------|-------|-----------|---------|
| Tax Group: 8              |       | Tax Dist: |         |
| BUILDING MARKET VALUE     |       |           | 454,221 |
| TOTAL MARKET OB/XF VALUE  |       |           | 58,787  |
| TOTAL LAND VALUE - MARKET |       |           | 195,000 |
| TOTAL MARKET VALUE        |       |           | 708,008 |
| SOH/AGL Deduction         |       |           | 304,007 |
| ASSESSED VALUE            |       |           | 404,001 |
| TOTAL EXEMPTION VALUE     | HX HB |           | 50,722  |
| BASE TAXABLE VALUE        |       |           | 353,279 |
| TOTAL JUST VALUE          |       |           | 708,008 |
| NCON VALUE                |       |           | 0       |
| INCOME VALUE              |       |           |         |
| PREVIOUS YEAR MKT VALUE   |       |           | 593,689 |

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| 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 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| 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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