PT LOT 4 IN OR 2783/1837
REPLAY OF LOT 28 E O FRIENDS DB

SEA DUNES INVESTMENTS LLC
1826 OCEAN VILLAGE AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-034C-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

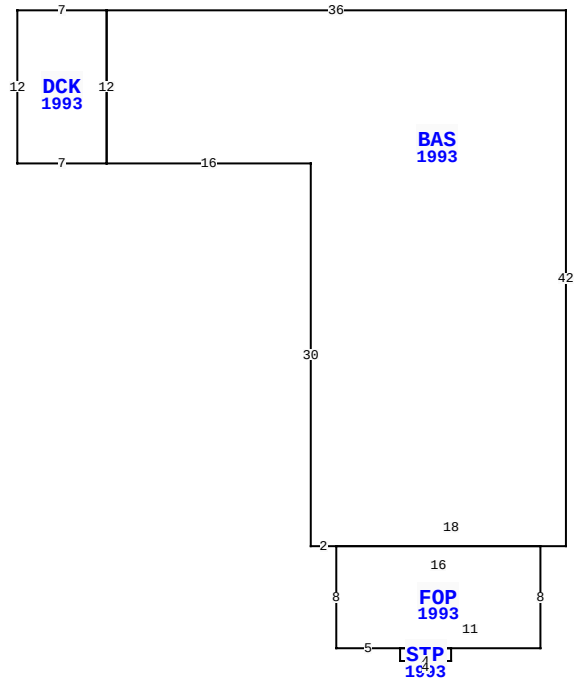
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	06	CUST PANEL 50
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,032	100	1993	1,032	43,871
DCK	84	10	1993	8	340
FOP	128	30	1993	38	1,616
STP	4	10	1993	0	0
TOTALS	1,248			1,078	45,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,078	85.0250	85.02	91,652	1950	1950	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1032 HX Base Yr



487 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	45,826
TOTAL MARKET OB/XF VALUE	4,834
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	245,660
SOH/AGL Deduction	0
ASSESSED VALUE	245,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,660
TOTAL JUST VALUE	245,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004305	DEMO SFR 1950	5,000	04/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1837	5/15/2025	WD	Q	I	01	160,000
GRANTOR: TAYLOR JAMES A						
GRANTEE: SEA DUNES INVESTMEN						
2777/617	3/27/2025	FJ	U	I	11	0
GRANTOR: TAYLOR DOROTHY J EST						
GRANTEE: TAYLOR JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 DCK=[YR=1993] W7 S12 E7 N12 $ S12 E16 S30 E2 FOP=[YR=1993] S8 E5 STP=[YR=1993] S1 E4 N1 W4 $ E11 N8 W16 $ E18 N42$.

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	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1993	1993	3	64	1,098	
2	0510	GARAGE WD-	0	0	24	12	288.00	SF	26.95	26.95	100	1993	1993	3	20	1,552	
3	0911	SCRN RM A	0	0	32	26	832.00	SF	13.13	13.13	100	1996	1996	3	20	2,184	

LAND DESCRIPTION

TOTAL OB/XF 4,834

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	0	0007	RSF-	2100.00	123.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 06/04/2025 BY HS Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS