LOT 8
IN OR 1779/625
LAKEWOOD #5 PB 5/380

TAYLOR LVG TRUST/TAYLOR ROBERT L TRUSTEE
2405 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

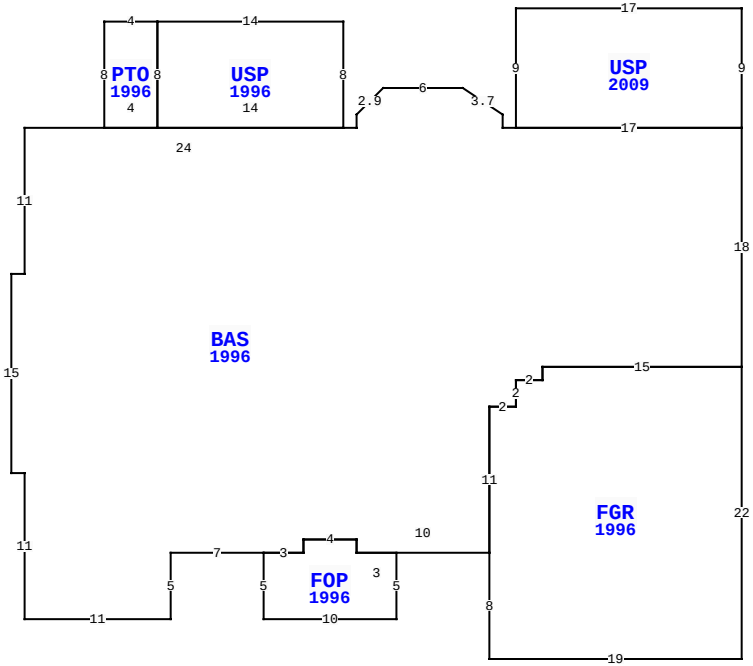
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1996	1,564	224,840
FGR	410	55	1996	226	32,489
FOP	54	30	1996	16	2,300
PTO	32	5	1996	2	288
USP	112	30	1996	34	4,888
USP	153	30	2009	46	6,613
TOTALS	2,325			1,888	271,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	123.4065	162.90	307,555	1996	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 1999 Heated Area: 1564 HX Base Yr 1999



2405 WILL HARDEE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,417
TOTAL MARKET OB/XF VALUE		6,221
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		475,638
SOH/AGL Deduction		315,186
ASSESSED VALUE		160,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,730
TOTAL JUST VALUE		475,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120198	SIDING	1,800	02/08/2012
20091734	REPAIR/RRF	4,100	12/21/2009
20051892	DEMOLITION	0	06/06/2005
B9362	NEW CONSTR	102,000	10/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1779/0625	2/13/2012	WD	U	I	30	100
GRANTOR: TAYLOR ROBERT L & BET						
GRANTEE: TAYLOR ROBERT L & B						
1748/1829	7/28/2011	WD	U	I	30	100
GRANTOR: TAYLOR ROBERT L & BET						
GRANTEE: TAYLOR ROBERT L & B						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2009] W17 S9 BAS=[YR=1996] W1 N1 U2 L3 W6 D2 L2 S1 W1 USP=[YR=1996] N8 W14 PTO=[YR=1996] W4 S8 E4 N8 $ S8 E14 $ W24 S11W1 S15 E1 S11 E11 N5 E7 FOP=[YR=1996] S5 E10 N5 W3 N1 W4 S1 W3 $ E3 N1 E4 S1 E10 FGR=[YR=1996] S8 E19 N22 W15 S1 W2 S2 W2 S11$ N11 E2 N2 E2 N1 E15 N18 W17$ E17 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	1996	1996	3	70	2,588	
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1996	1996	3	70	246	
4	1242	WD DECK A	0	100	0	0	346.00	SF	10.00	10.00	100	1997	1997	3	20	692	

LAND DESCRIPTION

TOTAL OB/XF 6,221

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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS