BLK 11 PT OF LOTS 1,2,3,4 &
PT OF WITHLACOOCHEE AV
IN OR 1672/1136

TAYLOR JAMES Z & SHERYL C/COLEY ELECTRIC & PLUMBIN
261 IRA V LANE
AMBROSE, GA 31512

2025

00-00-31-1680-0011-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

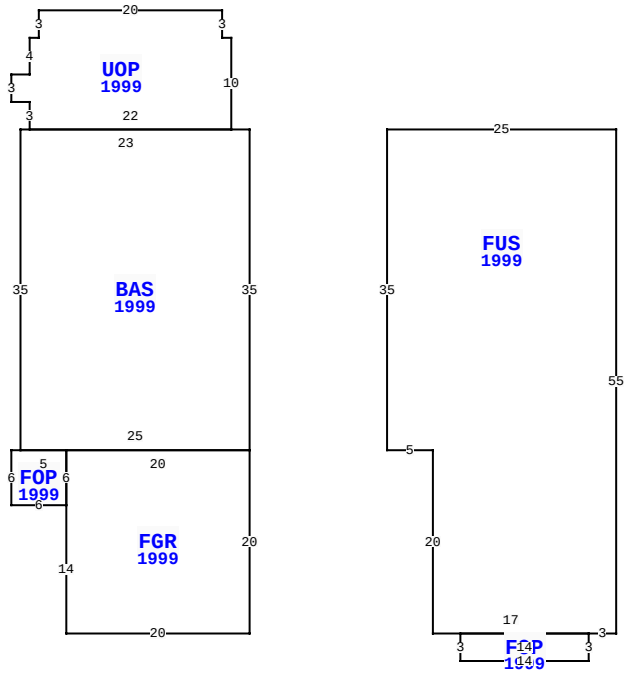
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1999	875	113,558
FGR	400	55	1999	220	28,551
FOP	36	30	1999	11	1,428
FOP	42	30	1999	13	1,687
FUS	1,275	100	1999	1,275	165,470
UOP	286	20	1999	57	7,397
TOTALS	2,914			2,451	318,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,451	148.3162	148.32	363,532	1999	1999	0	0	0	12.50	87.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2150 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/07/2025 MLU
AG DATE	

2854 MANTANZAS AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	318,090
TOTAL MARKET OB/XF VALUE	6,338
TOTAL LAND VALUE - MARKET	369,000
TOTAL MARKET VALUE	693,428
SOH/AGL Deduction	16,427
ASSESSED VALUE	677,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	677,001
TOTAL JUST VALUE	693,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	615,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121455	ROOF	6,100	07/19/2012
20111549	H/AC	2,500	09/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1672/1136	4/15/2010	WD	Q	I	01	445,000
GRANTOR: GREEN JOHN E III						
GRANTEE: TAYLOR JAMES Z & SH						
1396/0010	3/14/2006	WD	Q	I		555,000
GRANTOR: SIGMON LINDA & TIMOTH						
GRANTEE: GREEN JOHN E III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 UOP=[YR=1999] N10 W1 N3 W20 S3 W1 S4 W2 S3 E2 S3 E22 $ W23 S35 FOP=[YR=1999] W1 S6 E6 FGR=[YR=1999] S14 E20 N20 W20 S6 $ N6 W5 $ E25 N35 $ PTR= E15 FUS=[YR=1999] E25 S55 W3 FOP=[YR=1999] S3 W14 N3 E14 $ W17 N20 W5 N35 $ W15 $.

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	778.00	SF	6.50	6.50	100	1999	1999	3	75	3,793	
2	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	100	1999	1999	3	75	341	
3	1126	CB/STC 8"	0	0	0	0	242.00	SF	8.00	8.00	100	1999	1999	3	75	1,452	
4	0444	BOX FNC 4'	0	0	0	0	24.00	LF	6.50	6.50	100	1999	1999	3	20	31	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	45	135	
6	0810	CONCRETE A	0	0	0	0	34.00	SF	6.50	6.50	100	1999	1999	3	75	166	
7	1126	CB/STC 8"	0	0	0	0	70.00	SF	8.00	8.00	100	1999	1999	3	75	420	

LAND DESCRIPTION

TOTAL OB/XF 6,338

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		R-3	41.00	100.00	41.00	FF	1	1.00	1.00	1.20	7,500.00	9,000.00	369,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 369,000 Market: 0 Agricultural: 0 Common: 369,000 PRINTED 07/30/2025 BY SYS