IN OR 2158/1560
PARCELS 14-2 & 21
EX R/W IN OR 674/83

TAYLOR BARBARA ANN L/E/
95002 PANDYS PL
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0000-0014-0020**

## 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 | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

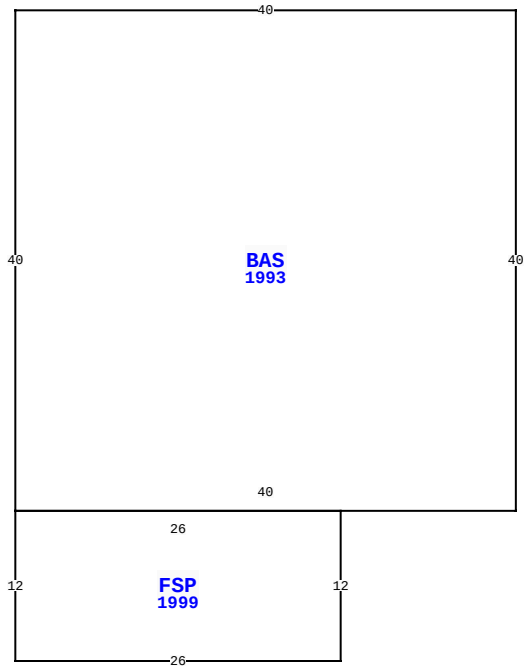
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,600 | 100 | 1993 | 1,600 | 126,048 |
| FSP | 312 | 40 | 1999 | 125 | 9,848 |
| TOTALS | 1,912 | | | 1,725 | 135,896 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,725 | 101.0000 | 101.00 | 174,225 | 1955 | 1965 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1600 HX Base Yr 2000




95002 PANDYS PL, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/12/2020 | KKX | LGL DATE | |
| XF DATE | 08/12/2020 | KKX | LAND DATE | 05/09/2025 MLU |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,614 |
| TOTAL MARKET OB/XF VALUE | | 7,527 |
| TOTAL LAND VALUE - MARKET | | 1,880,000 |
| TOTAL MARKET VALUE | | 2,032,141 |
| SOH/AGL Deduction | | 1,654,747 |
| ASSESSED VALUE | | 377,394 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 321,672 |
| TOTAL JUST VALUE | | 2,032,141 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,555,871 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1429478 | REPLACED ANTENNAS | 0 | 04/10/2015 |
| B26123 | INSTALL ANTENNAS | 30,000 | 06/01/2012 |
| E20886 | ELEC OTHER | 0 | 06/01/2008 |
| B21449 | XFOB | 45,000 | 05/01/2008 |
| B20706 | CELL TOWER | 0 | 01/01/2007 |
| C20706 | CO ISSUED | 0 | 01/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2685/928 | 12/01/2023 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR BARBARA ANN | | | | | | |
| GRANTEE: POPE LUCIAN E JR | | | | | | |
| 2158/1560 | 11/17/2017 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR BARBARA ANN | | | | | | |
| GRANTEE: TAYLOR BARBARA A L/ | | | | | | |

## BUILDING NOTES

## 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 288.00 | SF | 35.00 | 35.00 | 100 | 1999 | 1999 | 3 | 26 | 2,621 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 24 | 8 | 192.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 26 | 499 | |
| 3 | 0100 | BAR-B-Q | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 1999 | 1999 | 3 | 20 | 40 | |
| 4 | 0825 | BRICK | 0 | 100 | 5 | 3 | 15.00 | SF | 12.50 | 12.50 | 100 | 1999 | 1999 | 3 | 93 | 174 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 35 | 1,400 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 16 | 4 | 64.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 35 | 224 | |
| 7 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 306.00 | LF | 9.70 | 9.70 | 100 | 2008 | 2008 | 3 | 72 | 2,137 | |
| 8 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2008 | 2008 | 3 | 72 | 432 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S40 FSP=[YR=1999] S12 E26 N12 W26$ E40 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 7,527

| 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 | 100 | 0005 | OR | 0.00 | 0.00 | 16.33 | AC | | 1.00 | 1.00 | 0.80 | 100,000.00 | 80,000.00 | 1,306,400 | | | | | | | |
| 2 | 000100 | C | RES | 100 | 0005 | OR | 0.00 | 0.00 | 7.17 | AC | | 1.00 | 1.00 | 0.80 | 100,000.00 | 80,000.00 | 573,600 | | | | | | | |

REVIEW DATE 08/12/2020 BY KKX Total Acres: 23.50 Total Land Value: 1,880,000 Market: 0 Agricultural: 0 Common: 1,880,000 PRINTED 07/30/2025 BY SYS

IN OR 2158/1560
PARCELS 14-2 & 21
EX R/W IN OR 674/83

TAYLOR BARBARA ANN L/E/
95002 PANDYS PL
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0000-0014-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 22 | PRECAST PN 100 |
| Roof Structur | 13 | P-STRESS C 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 04 | C ABOVE GD 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 0 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 9 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

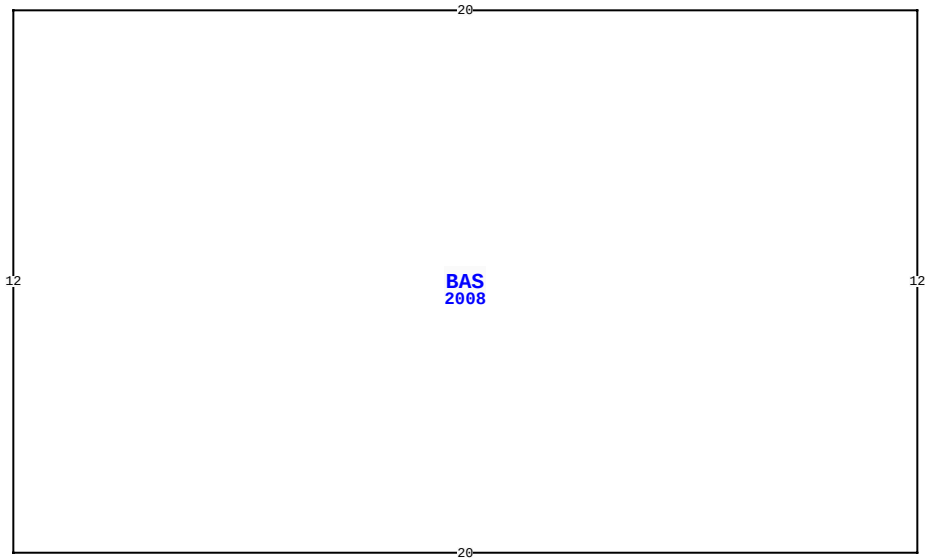
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | 2008 | 240 | 3,939 |
| TOTALS | 240 | | | 240 | 3,939 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8600 | 04 | 240 | 103.5090 | 26.91 | 6,458 | 2008 | 2008 | 0 | 0 | 0 | 39.00 | 61.00 |

2 BARNS – 0% - 0 Heated Area: 240 HX Base Yr 2000




95002 PANDYS PL, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 08/12/2020 | KKX | LGL DATE | | |
| XF DATE | 08/12/2020 | KKX | LAND DATE | 05/09/2025 | MLU |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,614 |
| TOTAL MARKET OB/XF VALUE | | 7,527 |
| TOTAL LAND VALUE - MARKET | | 1,880,000 |
| TOTAL MARKET VALUE | | 2,032,141 |
| SOH/AGL Deduction | | 1,654,747 |
| ASSESSED VALUE | | 377,394 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 321,672 |
| TOTAL JUST VALUE | | 2,032,141 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,555,871 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2685/928 | 12/01/2023 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR BARBARA ANN | | | | | | |
| GRANTEE: POPE LUCIAN E JR | | | | | | |
| 2158/1560 | 11/17/2017 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR BARBARA ANN | | | | | | |
| GRANTEE: TAYLOR BARBARA A L/ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W20 S12 E20 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 08/12/2020 BY KKX Total Acres: 23.50 Total Land Value: 1,880,000 Market: 0 Agricultural: 0 Common: 1,880,000 PRINTED 07/30/2025 BY SYS

IN OR 2158/1560
PARCELS 14-2 & 21
EX R/W IN OR 674/83

TAYLOR BARBARA ANN L/E/
95002 PANDYS PL
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0000-0014-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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| Fixtures | | 0 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 9 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

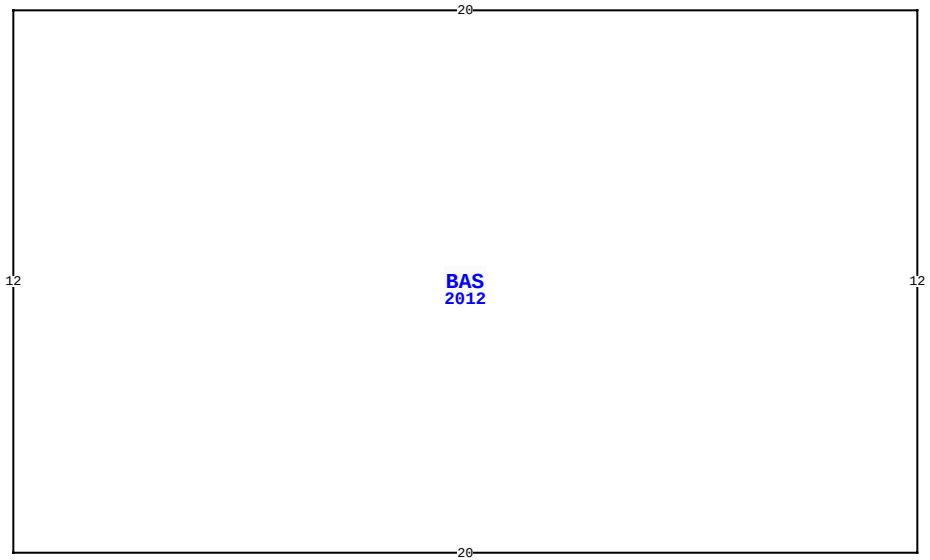
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | 2012 | 240 | 4,779 |
| TOTALS | 240 | | | 240 | 4,779 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8600 | 04 | 240 | 103.5090 | 26.91 | 6,458 | 2012 | 2012 | 0 | 0 | 0 | 26.00 | 74.00 |

3 BARNS – 0% - 0 Heated Area: 240 HX Base Yr 2000




95002 PANDYS PL, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/12/2020 | KKX | LGL DATE | |
| XF DATE | 08/12/2020 | KKX | LAND DATE | 05/09/2025 MLU |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,614 |
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| TOTAL LAND VALUE - MARKET | | 1,880,000 |
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| BASE TAXABLE VALUE | | 321,672 |
| TOTAL JUST VALUE | | 2,032,141 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,555,871 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: TAYLOR BARBARA ANN | | | | | | |
| GRANTEE: POPE LUCIAN E JR | | | | | | |
| 2158/1560 | 11/17/2017 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR BARBARA ANN | | | | | | |
| GRANTEE: TAYLOR BARBARA A L/ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W20 S12 E20 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 08/12/2020 BY KKX Total Acres: 23.50 Total Land Value: 1,880,000 Market: 0 Agricultural: 0 Common: 1,880,000 PRINTED 07/30/2025 BY SYS