IN OR 2276/1453

TAYLOR WILLIAM H L/E/
94158 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0470

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85639 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,865
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	382,865
SOH/AGL Deduction	188,874
ASSESSED VALUE	193,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,991
TOTAL JUST VALUE	382,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/1453	5/24/2019	SW	U	I	11	100
GRANTOR: TAYLOR WILLIAM H & AN						
GRANTEE: TAYLOR PENNY C & WI						
0208/0034	1/01/1975	WD	Q	V		16,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0350	CARPORT WD	0	0	35	15	525.00	SF	7.15	7.15	100	1994	1994	3	20	751	
3	0681	POLE SHED	0	0	35	9	315.00	SF	11.25	11.25	100	1994	1994	3	20	709	
4	0681	POLE SHED	0	0	12	15	180.00	SF	11.25	11.25	100	1994	1994	3	20	405	

LAND DESCRIPTION

TOTAL OB/XF 7,865

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		OR	0.00	0.00	5.00	AC		1.00	1.00	0.75	100,000.00	75,000.00	375,000							

REVIEW DATE 05/17/2021 BY KWX Total Acres: 5.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS