LOT 22
FIVE POINTS 2 PB 3/35

TAYLOR SHANNON C &/CONN BRANDON P ET AL
1468 E OAK STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-024B-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

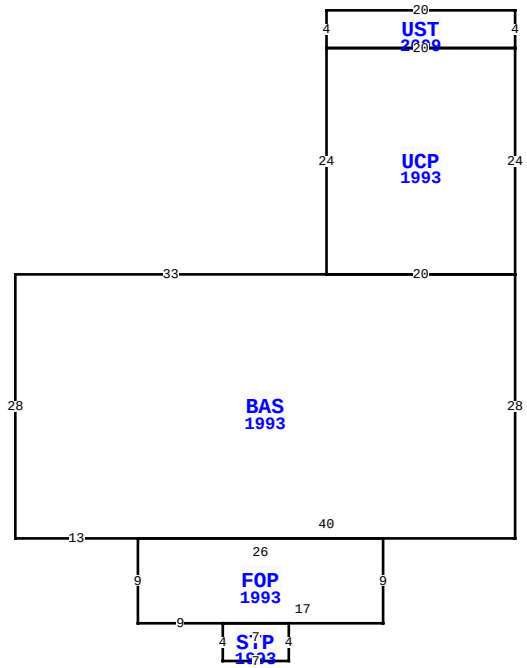
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1993	1,484	110,985
FOP	234	30	1993	70	5,235
STP	28	10	1993	3	224
UCP	480	20	1993	96	7,179
UST	80	45	2009	36	2,692
TOTALS	2,306			1,689	126,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	108.0000	113.40	191,533	1974	1974	0	0	0	34.05	65.95

1 SINGLE FAM 100% - 2023 Heated Area: 1484 HX Base Yr 2023



1468 E OAK ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		151,957
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		346,957
SOH/AGL Deduction		94,092
ASSESSED VALUE		252,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,454
TOTAL JUST VALUE		346,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701079	GARAGE	32,133	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0368	12/19/2022	QC	U	I	11	100
GRANTOR: DEONAS JANET EUNICE						
GRANTEE: TAYLOR SHANNON C &						
0903/1951	10/18/1999	WD	Q	I	06	100
GRANTOR: EUNICE MARY JUANELL						
GRANTEE: DEONAS JANET EUNICE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2009] W20 S4 UCP=[YR=1993] S24 BAS=[YR=1993] W33 S28 E13 FOP=[YR=1993] S9 E9 STP=[YR=1993] S4 E7 N4 W7$ E17 N9 W26$E40 N28 W20$ E20 N24 W20$ E20 N4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	100.00	172.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

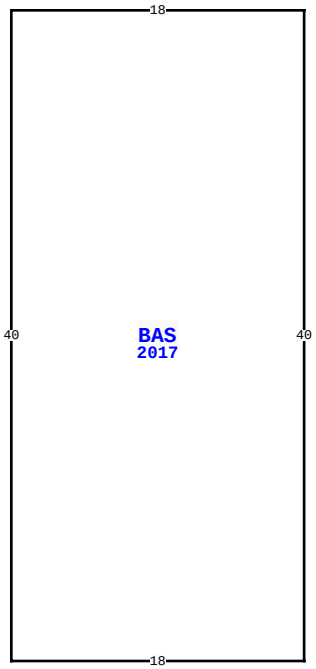
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2017	720	25,641
TOTALS	720			720	25,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	720	99.2640	38.71	27,871	2017	2017	0	0	0	8.00	92.00

2 GARAGE RES 100% - 2023 Heated Area: 720 HX Base Yr 2023



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0903/1951	10/18/1999	WD	Q	I	06	100
GRANTOR: EUNICE MARY JUANELL						
GRANTEE: DEONAS JANET EUNICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 S40 E18 N40$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS