LOT 2
REPLAT OF LOT 28
E O FRIENDS DB 165/142

TIPTON CASEY S & JILL M
511 J I TAYLOR CT
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-034C-0002-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

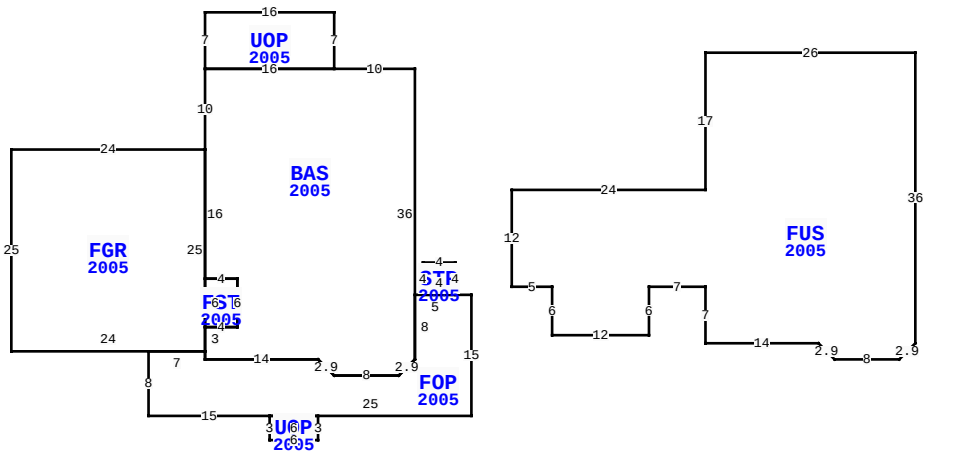
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2020.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 932 | 100 | 2005 | 932 | 133,545 |
| FGR | 600 | 55 | 2005 | 330 | 47,285 |
| FOP | 323 | 30 | 2005 | 97 | 13,899 |
| FST | 24 | 55 | 2005 | 13 | 1,862 |
| FUS | 1,316 | 100 | 2005 | 1,316 | 188,568 |
| STP | 16 | 10 | 2005 | 2 | 287 |
| UOP | 18 | 20 | 2005 | 4 | 573 |
| UOP | 112 | 20 | 2005 | 22 | 3,152 |
| TOTALS | 3,341 | | | 2,716 | 389,172 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,716 | 113.9040 | 158.33 | 430,024 | 2005 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM 100% - 2013 Heated Area: 2248 HX Base Yr 2013




511 J I TAYLOR CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 389,172 |
| TOTAL MARKET OB/XF VALUE | | 3,045 |
| TOTAL LAND VALUE - MARKET | | 240,000 |
| TOTAL MARKET VALUE | | 632,217 |
| SOH/AGL Deduction | | 390,059 |
| ASSESSED VALUE | | 242,158 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 190,747 |
| TOTAL JUST VALUE | | 632,217 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 583,516 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250010255 | R/R RES | 45,000 | 09/11/2025 |
| E14330 | ELEC OTHER | 9,000 | 02/01/2005 |
| M09203 | MECH OTHER | 0 | 02/01/2005 |
| B0412915 | NEW CONSTR | 152,513 | 05/01/2004 |
| R046234 | REPAIR/RRF | 4,800 | 05/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2327/0704 | 12/23/2019 | WD | Q | I | 01 | 75,000 |
| GRANTOR: CLEMENS JONI E | | | | | | |
| GRANTEE: TIPTON JILL & CASEY | | | | | | |
| 1828/1660 | 12/05/2012 | WD | U | I | 12 | 206,000 |
| GRANTOR: FIRST COAST COMMUNITY | | | | | | |
| GRANTEE: TIPTON CASEY S & JI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W10 UOP=[YR=2005] N7 W16 S7 E16$ W16 S10 FGR=[YR=2005] W24 S25 E24 N25$ S16 FST=[YR=2005] S6 E4 N6 W4$ E4 S6 W4 S3 FOP=[YR=2005] W7 S8 E15 UOP=[YR=2005] S3 E6 N3 W6$ E25 N15 W2 STP=[YR=2005] W4 N4 E4 S4$ W5 S8 D2 L2 W8 U2 L2 W14 N1$ S1 E14 D2 R2 E8 U2 R2 N36$ PTR=E12 S15 FUS=[YR=2005] S12 E5 S6 E12 N6 E7 S7 E14 D2 R2 E8 U2 R2 N36 W26 S17 W24$ N15 W12$.

## 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 | 2005 | 2005 | 3 | 87 | 3,045 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,045

| 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 | 0007 | RSF-2 | 100.00 | 412.00 | 100.00 | FF | | 1.00 | 1.00 | 1.50 | 1,600.00 | 2,400.00 | 240,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/09/2026 BY SYS