

PT OF LOTS 58 & 59
IN OR 1314/186 & OR 2020/902
ESMT OR 1422/1371 &

TAYLOR MICHAEL S & MICHELLE L
96043 DEES LANDING
FERNANDINA BEACH, FL 32034

2026

00-00-30-0740-0059-0100



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		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			3 100		
Bathrooms			2.5 100		
Frame		02	WOOD FRAME 100		
Stories			1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2006	2,504	302,044
FGR	701	55	2006	386	46,561
FOP	252	30	2006	76	9,168
FOP	378	30	2006	113	13,631
UOP	8	20	2006	2	241
UOP	12	20	2006	2	241
UOP	29	20	2006	6	724
TOTALS	3,884			3,089	372,609

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,089	101.2000	140.67	434,530	2006	2006	0	0	14.25	85.75
1 SNGL FAM 100% - 2007 Heated Area: 2504 HX Base Yr 2007											
BLD DATE	02/22/2007		KK	LGL DATE			04/21/2026	MLU			
XF DATE	02/22/2007		KK	LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE			372,609		
TOTAL MARKET OB/XF VALUE			69,217		
TOTAL LAND VALUE - MARKET			880,000		
TOTAL MARKET VALUE			1,321,826		
SOH/AGL Deduction			882,764		
ASSESSED VALUE			439,062		
TOTAL EXEMPTION VALUE			HX HB		51,411
BASE TAXABLE VALUE			387,651		
TOTAL JUST VALUE			1,321,826		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			1,113,154		
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EXTRA FEATURES							96043 DEES LDG, FERNANDINA BEACH				INC DATE				AG DATE			
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	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080		
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500		
6	0510	GARAGE WD-	0	100	10	36	360.00	SF	35.00	35.00	100	2020	2020	3	87	10,962		
7	0351	CARPORT MT	0	100	26	36	936.00	SF	10.00	10.00	100	2020	2020	3	82	7,675		