

LOT 6
IN OR 1914/824
BUCKS FDNA BEACH #1 PB 2/30

TAYLOR ROBERT B TRUST/TAYLOR ROBERT B TRUSTEE
2400 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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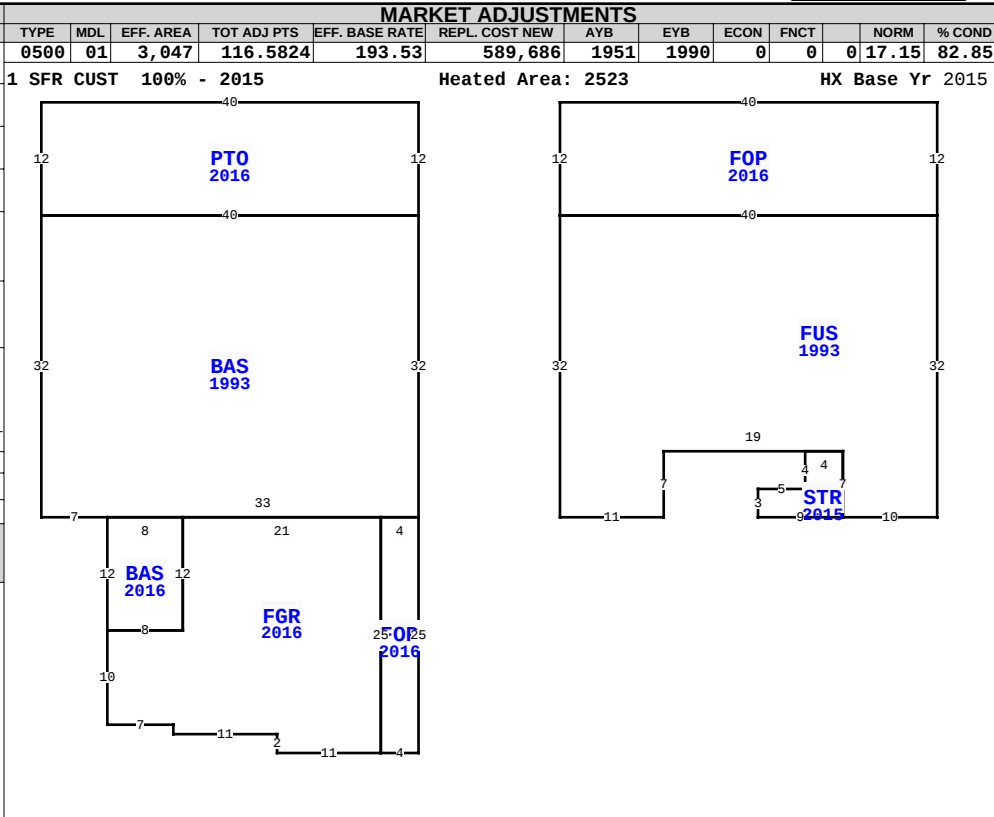
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	205,234
BAS	96	100	2016	96	15,393
FGR	586	55	2016	322	51,630
FOP	100	30	2016	30	4,810
FOP	480	30	2016	144	23,089
FUS	1,147	100	1993	1,147	183,910
PTO	480	5	2016	24	3,848
STR	43	10	2015	4	641

TOTALS	4,212			3,047	488,555
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0416	DUNEWALKS	0	100	0	0			1,171.00
									30.00
									30.00
									100
									2003
									2003
									3
									20
									7,026

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-2	50.00	290.00	50.00
									FF
									1.00
									1.00
									1.00
									21,000.00
									21,000.00
									1,050,000

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE	05/20/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/27/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
7,026									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					488,555				
TOTAL MARKET OB/XF VALUE					7,026				
TOTAL LAND VALUE - MARKET					1,050,000				
TOTAL MARKET VALUE					1,545,581				
SOH/AGL Deduction					840,780				
ASSESSED VALUE					704,801				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					653,390				
TOTAL JUST VALUE					1,545,581				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,437,361				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151220	CO ISSUED	0	09/28/2016
20151220	ADDITION	261,125	05/29/2015
B021663	XF0B	12,000	09/24/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/0551	3/28/2022	WD	U	I	11	100	
GRANTOR: TAYLOR ROBERT B & LEN							
GRANTEE: TAYLOR ROBERT B TRU							
1914/0824	4/24/2014	WD	Q	I	01	525,000	
GRANTOR: EAGERTON FAMILY LIMIT							
GRANTEE: TAYLOR ROBERT B & L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2016] W40 S12 BAS=[YR=1993] S32 E7 BAS=[YR=2016] S12 FGR=[YR=2016] S10 E7 S1 E11 S2 E11 FOP=[YR=2016] E4 N25 W4 S25\$ N25 W21 S12 W8\$ E8 N12 W8\$ E33 N32 W40\$ E40 N12\$ PTR=E15 FOP=[YR=2016] E40 S12 FUS=[YR=1993] S32 W10 STR=[YR=2015] W9 N3 E5 N4 E4 S7 \$ N7W19 S7 W11 N32 E40\$ W40 N12\$ W15 \$.									