IN OR 1040 PG 1738
2002 SKYO DW

DAWSON DEBORAH FAYE
95067 TABASCO ROAD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

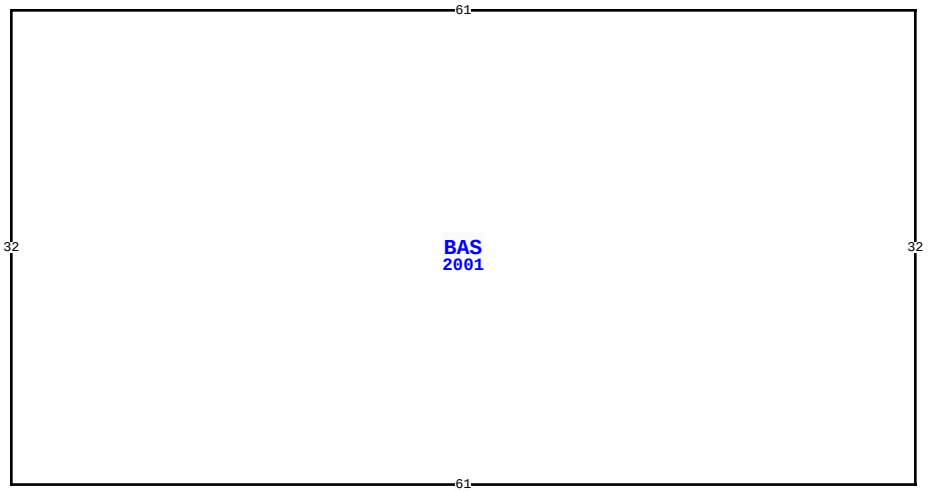
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	2001	1,952	109,087
TOTALS	1,952			1,952	109,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,952	141.1200	127.01	247,924	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 2024 Heated Area: 1952 HX Base Yr



95067 TABASCO 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	109,087
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	153,000
TOTAL MARKET VALUE	262,087
SOH/AGL Deduction	2,409
ASSESSED VALUE	259,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,678
TOTAL JUST VALUE	262,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109081	NEW CONSTR	2,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/1738	3/01/2002	WD	U	I	07	100
GRANTOR: KELLEY STEPHEN & BERN						
GRANTEE: KEY FAYE S & DEBORA						
1022/0453	11/30/2001	WD	U	I	13	47,500
GRANTOR: KELLEY STEPHEN & BERN						
GRANTEE: KEY FAYE S OR DEBOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W61 S32 E61 N32 $.

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	0		OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	100,000.00	100,000.00	153,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.53 Total Land Value: 153,000 Market: 0 Agricultural: 0 Common: 153,000 PRINTED 07/09/2026 BY SYS