

IN OR 2158/1560
PARCELS 14-2 & 21
EX R/W IN OR 674/83

TAYLOR BARBARA ANN L/E/
95002 PANDYS PL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0014-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4														
Exterior Wall	05	AVERAGE 100	0100	01	1,725	101.0000	106.05	182,936	1955	1965	0	0	0	22.25	77.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0 Heated Area: 1600 HX Base Yr 2000													Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100	40 40 40 40 26 12 26 12 BAS 1993 FSP 1999													BUILDING MARKET VALUE 150,887													
Interior Wall	04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE 6,526													
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET 1,880,000													
Interior Floo	08	SHT VINYL 20														TOTAL MARKET VALUE 2,037,413													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 1,650,275													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 387,138													
Bedrooms		3 100														TOTAL EXEMPTION VALUE HX HB WX 56,411													
Bathrooms		1 100														BASE TAXABLE VALUE 330,727													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 2,037,413													
Stories	1.	1. 100														NCON VALUE 0													
Units		0 100	INCOME VALUE																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 2,032,141																										
Occupancy	00	NONE 100																											
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM		DESCRIPTION		AMT	ISSUED								
BAS	1,600	100	1993	1,600	131,926											2660005213		COMM T-MOBILE INS		30,000	05/14/2026								
FSP	312	40	1999	125	10,307											B250009700		AT&T TO UPGRADE C		30,000	02/27/2026								
																C1429478		REPLACED ANTENNAS		0	04/10/2015								
																B26123		INSTALL ANTENNAS		30,000	06/01/2012								
																E20886		ELEC OTHER		0	06/01/2008								
																B21449		XFOB		45,000	05/01/2008								
SALES DATA																													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																					
2685/928		12/01/2023		QC	U	I	11	100																					
GRANTOR: TAYLOR BARBARA ANN																													
GRANTEE: POPE LUCIAN E JR																													
2158/1560		11/17/2017		QC	U	I	11	100																					
GRANTOR: TAYLOR BARBARA ANN																													
GRANTEE: TAYLOR BARBARA A L/																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=1993] W40 S40 FSP=[YR=1999] S12 E26 N12 W26\$ E40 N40\$.																													
TOTALS 1,912 1,725 142,233						95002 PANDYS PL, FERNANDINA BEACH												BLD DATE 08/12/2020 KKK		LGL DATE 05/09/2025 MLU		XF DATE 08/12/2020 KKK		AG DATE					
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														
1	0510	GARAGE WD-	0 100	24 12	288.00	SF	35.00	35.00	100	1999	1999	3	25	2,520															
2	0680	POLE SHED	0 100	24 8	192.00	SF	10.00	10.00	100	1999	1999	3	25	480															
3	0100	BAR-B-Q	0 100	0 0	1.00	UT	200.00	200.00	100	1999	1999	3	20	40															
5	0351	CARPORT MT	0 100	20 20	400.00	SF	10.00	10.00	100	2009	2009	3	31	1,240															
6	1242	WD DECK A	0 100	16 4	64.00	SF	10.00	10.00	100	2009	2009	3	31	198															
7	0430	CL FNC 6B	0 0	0 0	306.00	LF	9.70	9.70	100	2008	2008	3	69	2,048															
LAND DESCRIPTION																													
TOTAL OB/XF 6,526																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	16.33	AC		1.00	1.00	0.80	100,000.00	80,000.00	1,306,400												
2	000100	C	RES	100	0005	OR	0.00	0.00	7.17	AC		1.00	1.00	0.80	100,000.00	80,000.00	573,600												
REVIEW DATE 01/01/2023 BY CD Total Acres: 23.50 Total Land Value: 1,880,000 Market: 0 Agricultural: 0 Common: 1,880,000 PRINTED 07/09/2026 BY SYS																													

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