

IN OR 841/1320
A/K/A LOTS 16 & 17
MOBLEY HEIGHTS UNR

TAYLOR SAMUEL E & PATRICIA A
95169 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

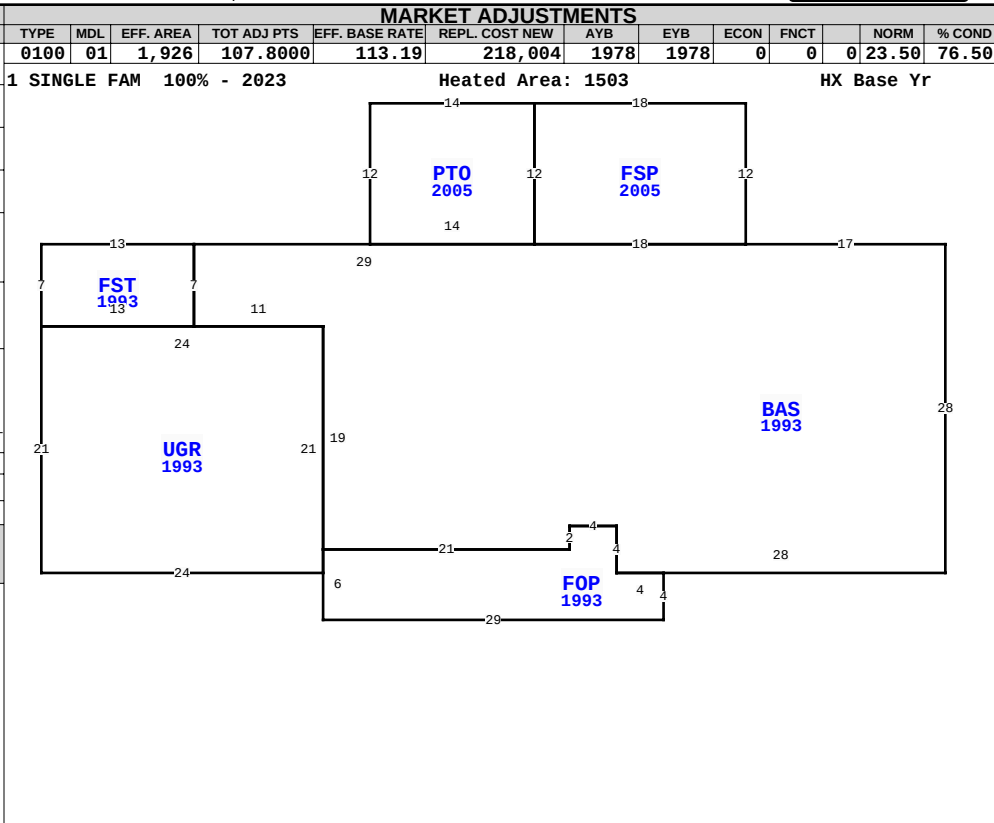
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1993	1,503	130,146
FOP	174	30	1993	52	4,503
FSP	216	40	2005	86	7,447
FST	91	55	1993	50	4,330
PTO	168	5	2005	8	693
UGR	504	45	1993	227	19,656

TOTALS	2,656			1,926	166,773
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	100	16	20	320.00	SF	15.00
2	0680	POLE SHED	0	100	28	20	560.00	SF	10.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0911	SCRN RM A	0	100	55	26	1,430.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	4.20

REVIEW DATE 01/01/2023 BY CD



95169 DOUGLAS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	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	0681	POLE SHED	0	100	16	20	320.00	SF	15.00	15.00	100	1985	1985	3	20	960	
2	0680	POLE SHED	0	100	28	20	560.00	SF	10.00	10.00	100	2000	2000	3	26	1,456	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
5	0911	SCRN RM A	0	100	55	26	1,430.00	SF	18.00	18.00	100	2005	2005	3	21	5,405	

TOTAL OB/XF															50,321		
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					
	OR	0.00	0.00	4.20	AC		1.00	1.00	0.80	100,000.00	80,000.00	336,000					

Total Acres: 4.20 Total Land Value: 336,000 Market: 0 Agricultural: 0 Common: 336,000

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,255	
TOTAL MARKET OB/XF VALUE		50,321	
TOTAL LAND VALUE - MARKET		336,000	
TOTAL MARKET VALUE		618,576	
SOH/AGL Deduction		91,426	
ASSESSED VALUE		527,150	
TOTAL EXEMPTION VALUE		13	527,150
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		618,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		589,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22347	GARAGE	99,000	03/01/2009
B17349	SCRN ENCL	8,736	12/01/2006
B0516732	SWIM POOL	5,900	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0841/1320	7/29/1998	WD	Q	I		116,000			
GRANTOR: PAPPA PATRICK JR & KA									
GRANTEE: TAYLOR SAMUEL & PAT									
0744/1990	11/28/1995	WD	Q	I	01	62,500			
GRANTOR: PAPPA PATRICK JR									
GRANTEE: PAPPA PATRICK JR &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 FSP=[YR=2005] N12W18S12 E18\$W18									
PTO=[YR=2005] N12W14S12E14\$ W29 FST=[YR=1993] W13 S7									
UGR=[YR=1993] S21 E24 N21 W24\$ E13N7\$S7 E11 S19 FOP=[YR=1993] S6 E29 N4 W4 N4 W4 S2 W21 \$ E21 N2 E4 S4E28 N28\$.									

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	0	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
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
BAS	896	100
UCP	384	20
UOP	168	20
UST	216	45
UST	448	45
TOTALS	2,112	1,306

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,306	63.4400	24.74	32,310	1982	1988	0	0	0	50.00

2 GARAGE RES 100% - 2023

Heated Area: 896

HX Base Yr

14121212

UOP2005

18121212

UST2005

142828322832

BAS1993

12121212

UCP2000

14321432

UST2005

BLD DATE

LGL DATE

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