IN DB 124 PG 316-317 & IN
OR 43 PG 161 EX ROW IN
OR 8/141 EX 49-1 THRU 49-4

ROWLAND TAYLOR A
96149 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

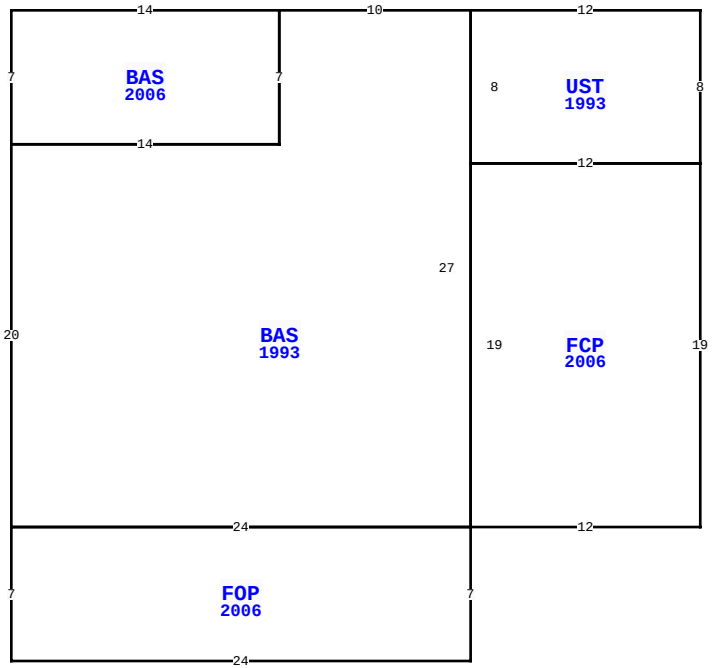
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	1993	550	117,677
BAS	98	100	2006	98	20,968
FCP	228	25	2006	57	12,195
FOP	168	30	2006	50	10,698
UST	96	45	1993	43	9,200
TOTALS	1,140			798	170,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	12	798	213.3670	224.04	178,784	1955	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2024 Heated Area: 648 HX Base Yr



96149 HARDY ALLEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	170,739
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	270,739
SOH/AGL Deduction	0
ASSESSED VALUE	270,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,739
TOTAL JUST VALUE	270,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09143	MECH OTHER	2,200	02/01/2005
996223	NEW CONSTR	500	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1945	8/09/2023	WD	Q	I	01	281,000
GRANTOR: COTTLE MARGUERITE R &						
GRANTEE: ROWLAND TAYLOR A						
2568/1796	6/08/2022	WD	Q	I	01	196,300
GRANTOR: WADE PAUL D & LATRELL						
GRANTEE: COTTLE MARGUERITE R						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W10 BAS=[YR=2006] W14 S7 E14 N7$ S7 W14 S20 FOP=[YR=2006] S7 E24 N7 W24$ E24 FCP=[YR=2006] E12 N19 W12 S19$ N27$ S8 E12 N8$.

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		RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS