

MCCLOUD MAYA ELAINE
97079 MILL POND LN
FERNANDINA BEACH, FL 32034

2026

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 70

Exterior Wall

16

WD FR STUC 30

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 50

Interior Floo

13

LVT/LAMNT 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4021.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,932

100

2001

1,932

236,830

FGR

453

55

2001

249

30,523

FOP

20

30

2001

6

735

FOP

200

30

2001

60

7,355

TOTALS

2,605

2,247

275,443

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

% COND

0900

01

2,247

100.0

0.188

139.03

312,400

2001

2001

0

0

11.83

88.17

1 SNGL FAM

0%

- 2025

Heated Area: 1932

HX Base Yr

20

10

10

34

14

32

23

21

9

11

10

11

3

11

10

4

3

2

10

46

FOP

2001

20

BAS

2001

FGR

2001

FOP

2001

BLD DATE

03/03/2023

NW

LGL DATE

05/06/2025

MLU

XF DATE

INC DATE

LAND DATE

AG DATE

EXTRA FEATURES

97079 MILL POND LN, FERNANDINA BEACH

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

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

2001

2001

3

83

2,905

LAND DESCRIPTION

TOTAL OB/XF

2,905

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0003

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

125,000.00

125,000.00

125,000

REVIEW DATE

05/21/2026

BY

IB

Total Acres: 0.00

Total Land Value: 125,000

Market: 0

Agricultural: 0

Common: 125,000

PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

275,443

TOTAL MARKET OB/XF VALUE

2,905

TOTAL LAND VALUE - MARKET

125,000

TOTAL MARKET VALUE

403,348

SOH/AGL Deduction

0

ASSESSED VALUE

403,348

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

403,348

TOTAL JUST VALUE

403,348

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

377,315

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SP250010075

POOL RESI

104,259

09/09/2025

B0108354

NEW CONSTR

92,763

06/01/2001

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2732/314

8/16/2024

WD Q

I

01

455,000

GRANTOR: TAYLOR LYNDIA B & STEV

GRANTEE: MCLOUD MAYA ELAINE

2546/0481

2/28/2022

WD Q

I

02

386,700

GRANTOR: PEARSON CARLEIGH O &

GRANTEE: TAYLOR LYNDIA B & ST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FOP=[YR=2001] N10 W20 S10 E20 \$ W34 S46
E10 FOP=[YR=2001] S1 E8 N1 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E11
FGR=[YR=2001] S9 E21 N23 W11 S3 W10 S11 \$ N11 E10 N3 E11 N32 \$.