LOT 3
IN OR 2214/1818
DRURY HOMES PB 5/3

D & H HOMES LLC
PO BOX 16566
FERNANDINA BEACH, FL 32035

2023

00-00-30-0200-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1888 DRURY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	115,000
SOH/AGL Deduction	15,175
ASSESSED VALUE	99,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,825
TOTAL JUST VALUE	115,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531470	DEMOLITION	0	11/01/2015
20025944	H/AC	0	05/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1818	7/31/2018	WD	Q	V	01	89,000
GRANTOR: FLETCHER NORMAN & MAR						
GRANTEE: D & H HOMES LLC						
1810/1511	8/20/2012	WD	U	I	38	90,000
GRANTOR: CAWTHON GARY E						
GRANTEE: FLETCHER NORMAN & M						

BUILDING NOTES

BUILDING DIMENSIONS

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	SFR	0	0006	RS-2	100.00	195.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS