LOT 6
IN OR 1853/1060
DRURY HOMES PB 5/3

WANG SHU Z/QIU JI WEI
2966 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0200-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

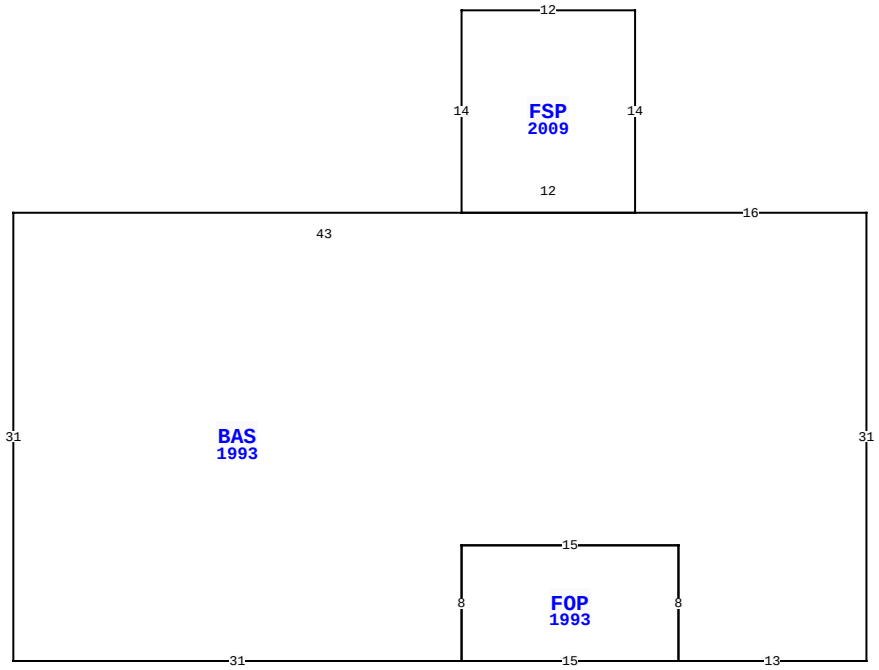
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	164,643
FOP	120	30	36	3,468
FSP	168	40	67	6,455
TOTALS	1,997		1,812	174,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	115.4000	104.15	188,720	1966	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1709 HX Base Yr



1871 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	254,850
TOTAL MARKET OB/XF VALUE	5,915
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	375,765
SOH/AGL Deduction	53,194
ASSESSED VALUE	322,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,571
TOTAL JUST VALUE	375,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632982	NEW CONSTR	29,991	09/06/2016
R1313456	REPAIR/RRF	5,600	08/01/2013
R0912119	REPAIR/RRF	500	10/01/2009
B22493	REMODEL	10,000	05/01/2009
20015316	H/AC	0	09/01/2001
19950388	REPAIR/RRF	1,700	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1853/1060	4/25/2013	WD	Q	I	02	116,000
GRANTOR: PRIVETT JEREMY L						
GRANTEE: WANG SHU Z & JI WEI						
1659/1109	1/20/2010	WD	Q	I	01	155,000
GRANTOR: MURRAY LARRY N						
GRANTEE: PRIVETT JEREMY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=2009] N14W12S14 E12$ W43 S31 E31
FOP=[YR=1993] E15N8 W15S8$ N8E15S8E13N31$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0810	CONCRETE A	0	0	4	17	68.00	SF	4.36	4.36	100	2017	2017	3	97	287	
9	0810	CONCRETE A	0	0	24	24	576.00	SF	6.50	6.50	100	1999	1999	3	79	2,958	
10	0810	CONCRETE A	0	0	24	5	120.00	SF	6.50	6.50	100	2009	2009	3	91	710	

LAND DESCRIPTION

TOTAL OB/XF 5,915

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	215.00	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

LOT 6
IN OR 1853/1060
DRURY HOMES PB 5/3

WANG SHU Z/QIU JI WEI
2966 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0200-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

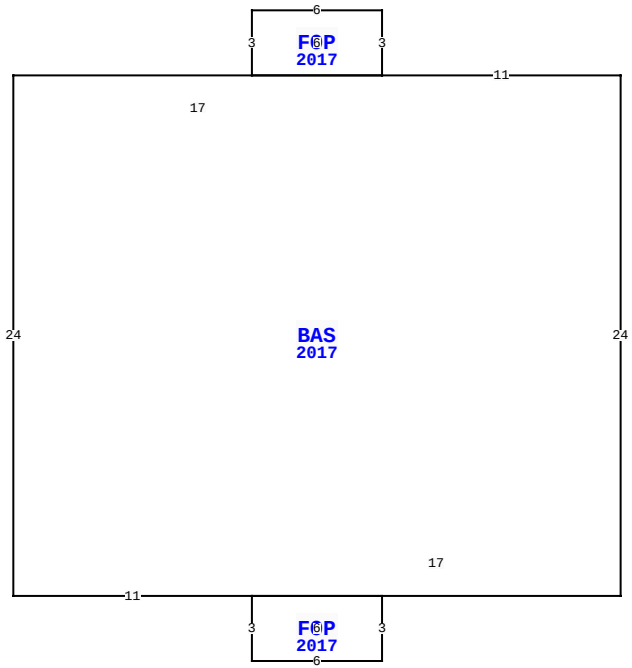
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	79,107
FOP	18	30	5	589
FOP	18	30	5	589
TOTALS	708		682	80,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	682	133.1000	120.12	81,922	2017	2017	0	0	0	2.00	98.00

2 SINGLE FAM – 0% - 0 Heated Area: 672 HX Base Yr



1871 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	254,850
TOTAL MARKET OB/XF VALUE	5,915
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	375,765
SOH/AGL Deduction	53,194
ASSESSED VALUE	322,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,571
TOTAL JUST VALUE	375,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1853/1060	4/25/2013	WD	Q	I	02	116,000
GRANTOR: PRIVETT JEREMY L						
GRANTEE: WANG SHU Z & JI WEI						
1659/1109	1/20/2010	WD	Q	I	01	155,000
GRANTOR: MURRAY LARRY N						
GRANTEE: PRIVETT JEREMY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FOP=[YR=2017] N3 W6 S3 E6$ W17 S24 E11
FOP=[YR=2017] S3 E6 N3 W6$ E17 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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