LOTS 9 & 11
PT OR 1675/711
DRURY HOMES PB 5/3

SAPP MICHELLE WENDY &/FAULK THOMAS J
1796 DRURY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0200-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

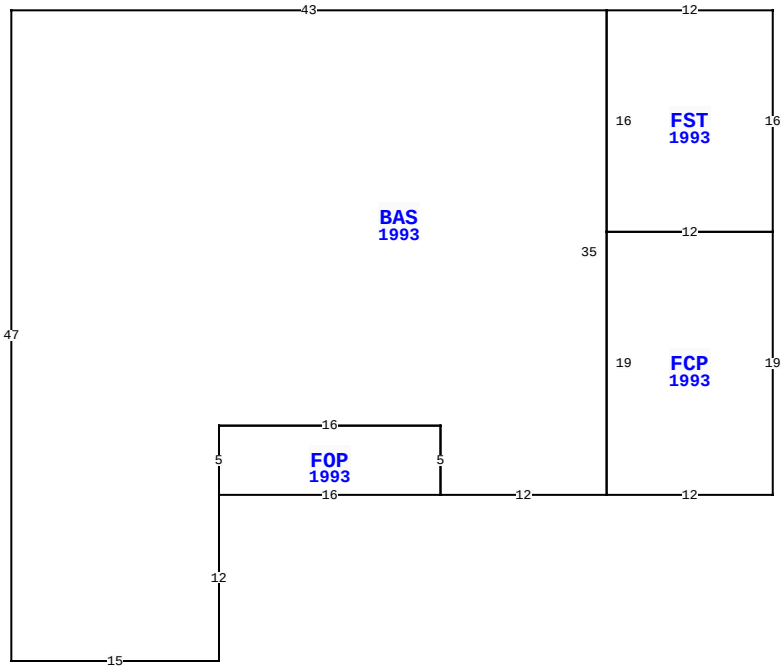
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	Quality Level 02
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	1,605	100	1,605	103,972
FCP	228	25	57	3,693
FOP	80	30	24	1,555
FST	192	55	106	6,866
TOTALS	2,105		1,792	116,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	114.5700	103.40	185,293	1960	1960	0	0	0	37.35	62.65

1 SINGLE FAM – 0% - 0 Heated Area: 1605 HX Base Yr



1826 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	116,086
TOTAL MARKET OB/XF VALUE	312
TOTAL LAND VALUE - MARKET	195,500
TOTAL MARKET VALUE	311,898
SOH/AGL Deduction	89,094
ASSESSED VALUE	222,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,804
TOTAL JUST VALUE	311,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7364	REPAIR/RRF	1,100	07/02/1991
7688	MH MOVE-ON	19,000	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1675/0711	4/28/2010	WD	U	I	12	70,000
GRANTOR: HUNTER DEBRA ILENE						
GRANTEE: SAPP MICHELLE W & T						
0795/1484	6/05/1997	QC	U	I	06	22,500
GRANTOR: MILLER RONALD G						
GRANTEE: MILLER DEBRA H						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W43 S47 E15 N12 FOP=[YR=1993] E16 N5 W16S5$ N5 E16 S5 E12 FCP=[YR=1993] E12 N19 W12S19$N35$S16E12N16$.

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	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	1965	1965	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 312

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	200.00	149.00	2.00	LT		1.00	1.00	0.85	115,000.00	97,750.00	195,500							

REVIEW DATE 10/19/2017 BY DJX Total Acres: 0.00 Total Land Value: 195,500 Market: 0 Agricultural: 0 Common: 195,500 PRINTED 08/02/2023 BY SYS