LOT 13 & RW-1 & 2
PT ABND R/W RES #2004-77
IN OR 839/474 & OR 1685/1335

FAULK THOMAS J
1796 DRURY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0200-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

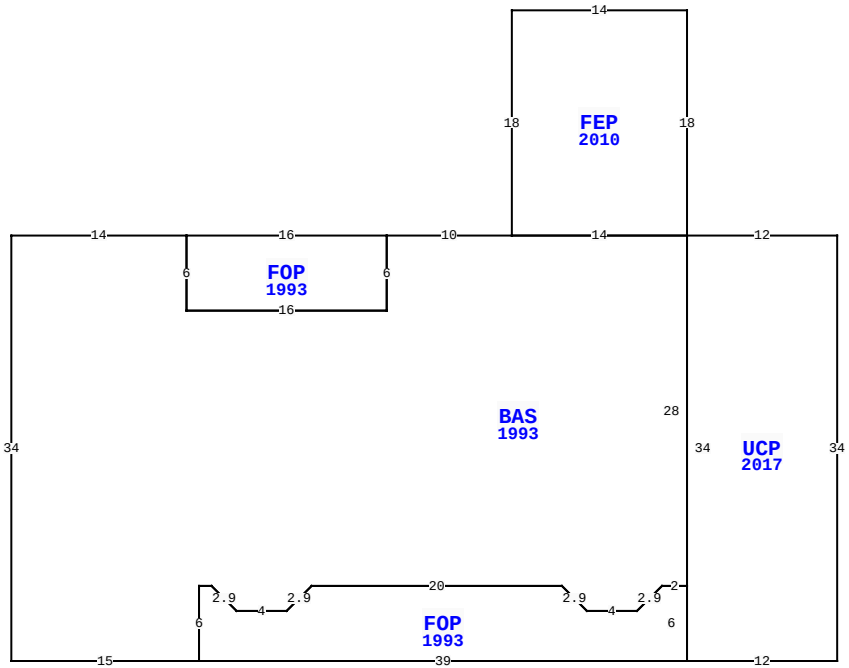
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	132,080
FEP	252	80	202	17,438
FOP	96	30	29	2,503
FOP	210	30	63	5,439
UCP	408	20	82	7,079
TOTALS	2,496		1,906	164,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	113.8760	102.77	195,880	1960	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 1986 Heated Area: 1530 HX Base Yr 1986



1796 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		164,539
TOTAL MARKET OB/XF VALUE		10,510
TOTAL LAND VALUE - MARKET		172,500
TOTAL MARKET VALUE		347,549
SOH/AGL Deduction		240,620
ASSESSED VALUE		106,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,929
TOTAL JUST VALUE		347,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23804	XFOB	12,118	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/0474	6/26/1998	QC	U	I	06	100
GRANTOR: LESPERANCE LARRY						
GRANTEE: FAULK TOMMY J						
0579/0156	9/14/1989	QC	U	I	01	100
GRANTOR: FAULK THOMAS J						
GRANTEE: FAULK THOMAS & A F						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2017] W12 FEP=[YR=2010] N18 W14 S18 BAS=[YR=1993] W10 FOP=[YR=1993] W16 S6 E16N6$ S6 W16 N6 W14 S34 E15 FOP=[YR=1993] E39N6W2 D2 L2 W4 U2 L2 W20 D2 L2 W4 U2 L2 W1S6$ N6E1 D2 R2 E4 R2 U2 E20 D2 R2 E4 R2 U2 E2 N28 W14$ E14$ S34 E12 N34$.

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	0835	QUARY TILE	0	100	0	0	140.00	SF	10.00	10.00	100	1999	1999	3	79	1,106	
2	0855	CONC PAVER	0	100	0	0	1,000.00	SF	7.00	7.00	100	2014	2014	3	95	6,650	
3	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1999	1999	3	79	123	
4	0510	GARAGE WD-	0	100	24	12	288.00	SF	31.50	31.50	100	2000	2000	3	29	2,631	

LAND DESCRIPTION

TOTAL OB/XF 10,510

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	100	0006	RS-2	130.00	120.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							
2	000100	C	SFR	100	0006	RS-2	30.00	120.00	1.00	LT		1.00	1.00	0.50	115,000.00	57,500.00	57,500							

REVIEW DATE 01/11/2018 BY DJ Total Acres: 0.00 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 08/02/2023 BY SYS