

DRAWDY DANIEL WILLIAM & EDNA LINNIE/DRAWDY WILLIA
856 OAK LANE
FERNANDINA BEACH, FL 32034

00-00-30-0430-0075-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE										PAGE 1 of 1										8										
Exterior Wall	20	FACE BRICK 100	0100	01	2,331	127.9145	115.44	269,091	1975	1985	0	0	0	26.35	73.65	VALUATION BY					STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 2017					HX Base Yr 2022					Tax Group: 8					Tax Dist:							
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					198,186							
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					5,511							
Interior Floor	11	CLAY TILE 50																					TOTAL LAND VALUE - MARKET					150,000							
Interior Floor	14	CARPET 50																					TOTAL MARKET VALUE					353,697							
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					154,119							
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					199,578							
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					HX HB							
Bathrooms		2 100																					BASE TAXABLE VALUE					149,578							
Bathrooms Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					353,697							
Stories	1.	1. 100																					NCON VALUE					0							
Units		0 100																					INCOME VALUE												
BUD8 Adjustme	05	DIST 1A 100																					PREVIOUS YEAR MKT VALUE					326,448							
Occupancy	00	NONE 100																																	
Quality		06	Quality Level 06																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC			2029.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,017	100	2,017	171,488																															
FOP	51	30	15	1,276																															
UGR	400	45	180	15,304																															
UST	264	45	119	10,117																															
TOTALS		2,732		2,331	198,186																														
EXTRA FEATURES					856 OAK 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	0812	CONCRETE C	0 100	0	0	1,072.00	SF	4.00	4.00	100	1975	1975	3	27	1,158																				
2	0810	CONCRETE A	0 100	0	0	411.00	SF	6.50	6.50	100	1983	1983	3	44	1,175																				
3	0861	POOL GUNIT	0 100	38	18	684.00	SF	8.50	8.50	100	1983	1983	3	20	1,163																				
4	0845	KOOL DECK	0 100	0	0	593.00	SF	0.73	0.73	100	1983	1983	3	44	189																				
5	0810	CONCRETE A	0 100	59	3	177.00	SF	6.50	6.50	100	1983	1983	3	44	506																				
6	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	2003	2003	3	22	1,320																				
TOTAL OB/XF																	5,511																		
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RS-2	0.00	0.00	2.00	LT		1.00	1.00	0.75	100,000.00	75,000.00	150,000																		
REVIEW DATE 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																																			