PT OF LOT 12
OR 120/335 & L/E OR 752/1664
SUHRER TRACT SUB DB 39/289

HALL BEVERLY DRUMMOND/WILSON BETTY DRUMMOND ET AL
PO BOX 151
FERNANDINA BEACH, FL 32035

2023

00-00-30-0820-0012-0050

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	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

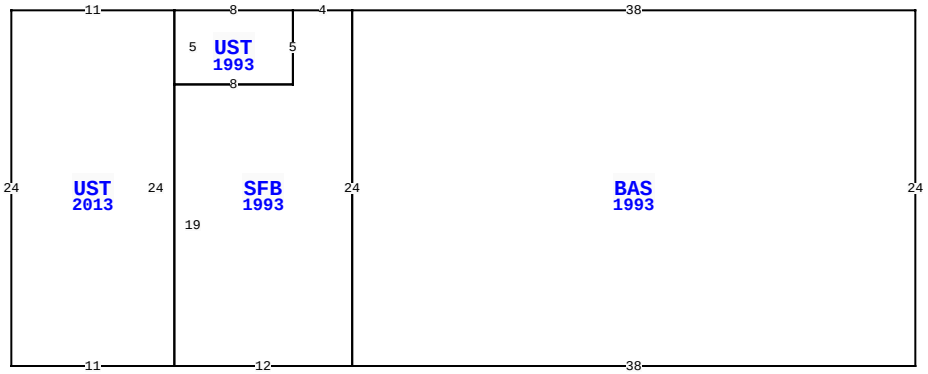
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	62,005
SFB	248	80	198	13,462
UST	40	45	18	1,224
UST	264	45	119	8,090
TOTALS	1,464		1,247	84,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,247	97.5200	88.01	109,748	1960	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 1110 HX Base Yr



1635 LEWIS ST, 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	84,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	684,780
SOH/AGL Deduction	424,665
ASSESSED VALUE	260,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,115
TOTAL JUST VALUE	684,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/0476	10/21/2021	FJ	U	I	11	0
GRANTOR: MUFF MARY DRUMMOND ES						
GRANTEE: MUFF ULYSEE SR ET A						
0752/1664	2/29/1996	QC	U	I	18	100
GRANTOR: DRUMMOND WINIFRED M &						
GRANTEE: HALL BEVERLY/MUFF M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 SFB=[YR=1993] W4 UST=[YR=1993] W8
UST=[YR=2013] W11 S24 E11 N24$ S5 E8 N5$ S5 W8 S19 E12 N24 $
S24 E38 N24$.

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		RS-2	100.00	200.00	100.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	600,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS