LOT 121
IN OR 671 PG 284
FOREST HILLS 2 PB 2/77

RYALS CYNTHIA GAIL
806 STANLEY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0121-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

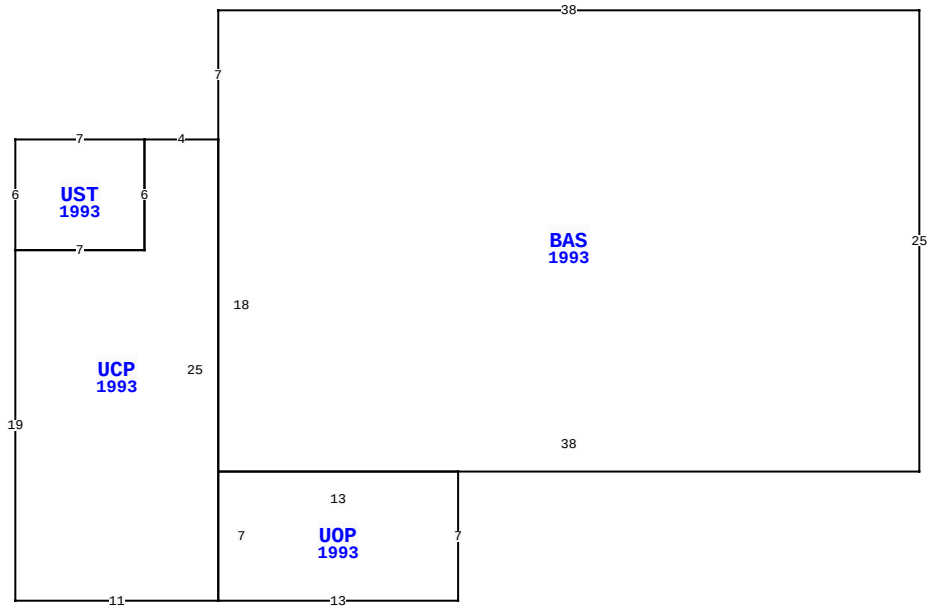
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	72,772
UCP	233	20	47	3,601
UOP	91	20	18	1,379
UST	42	45	19	1,456
TOTALS	1,316		1,034	79,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,034	104.1390	93.99	97,186	1952	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 950 HX Base Yr



806 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		79,207
TOTAL MARKET OB/XF VALUE		697
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		304,904
SOH/AGL Deduction		234,850
ASSESSED VALUE		70,054
TOTAL EXEMPTION VALUE	HX HB	45,054
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		304,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032505	ELEC OTHER	0	02/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0671/0284	12/02/1992	WD	Q	I		50,000
GRANTOR: RITCHIE PHILIP & B H						
GRANTEE: JONES CYNTHIA G						
0508/0972	1/20/1987	WD	U	I		50,000
GRANTOR: RITCHIE DAVID & IDA						
GRANTEE: RITCHIE PHILIP & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S7 UCP=[YR=1993] W4 UST=[YR=1993] W7 S6 E7N6$ S6 W7 S19 E11 N25 $ S18 UOP=[YR=1993] S7 E13 N7W13$ E38 N25$.

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	100	0	0	536.00	SF	6.50	6.50	100	1952	1952	3	20	697	

LAND DESCRIPTION

TOTAL OB/XF 697

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	R-1	75.00	178.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS