BLOCK 38 W87.5 FT OF LOT 1
IN OR 2193/958
CITY OF FDNA BEACH

DAVIS DRUSILLA ELIZABETH/SEPARATE PROPERTY TRUST
301 HIGHLAND AVE
SAN RAFAEL, CA 94901

2023

00-00-31-1800-0038-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

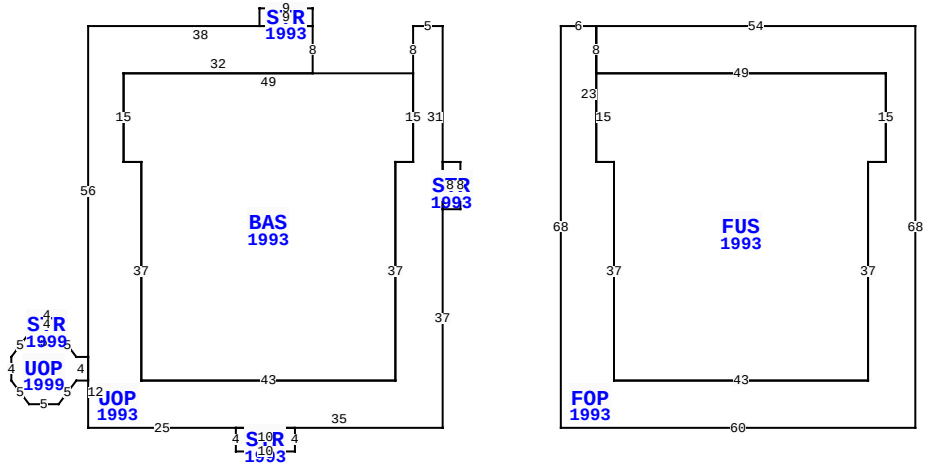
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2,326	423,683
FOP	1,754	30	526	95,812
FUS	2,326	100	2,326	423,683
STR	24	10	2	364
STR	27	10	3	546
STR	40	10	4	729
STR	12	10	1	182
UOP	1,618	20	324	59,017
UOP	116	20	23	4,190
TOTALS	8,243		5,535	1,008,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,535	138.9432	197.99	1,095,875	1925	2005	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 4652 HX Base Yr



604 ASH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,008,205
TOTAL MARKET OB/XF VALUE	4,933
TOTAL LAND VALUE - MARKET	393,750
TOTAL MARKET VALUE	1,406,888
SOH/AGL Deduction	97,744
ASSESSED VALUE	1,309,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,309,144
TOTAL JUST VALUE	1,406,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,294,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091613	56 HD IRRIGATION	0	11/30/2009
20090740	UG TANK/2 H2O HEA	1,195	06/12/2009
20090731	PLUMB REMODEL	8,900	06/10/2009
20090724	5 TON HVAC	12,000	06/09/2009
20090346	ELEC REMODEL	5,500	03/18/2009
20090156	INTER/EXTER REMOD	150,000	02/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0958	4/11/2018	QC	U	I	11	100
GRANTOR: DAVIS DRUSILLA E						
GRANTEE: DAVIS DRUSILLA E SE						
1577/0765	7/18/2008	WD	U	I	05	638,700
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: DAVIS DRUSILLA E						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5S8 BAS=[YR=1993] W49S15E3
S37E43N37E3N15$S15W3S37W43N37 W3N15E32N8 STR=[YR=1993]
N3W9S3E9$ W38S 56 UOP=[YR=1999] W2 L3 U4 STR=[YR=1999]
N3W4S3E4$W5 D4 L3 S4 R3 D4 E5 U4 R3 E2N4$S12E25 STR=[YR=1993]
S4E10N4W10$ E35N37 STR=[YR=1993] E3N8W3S8$ N31$ PTR=E20
FOP=[YR=1993] S68E60N68W54S8FUS=[YR=1993]
E49S15W3S37W43N37W3N15$ E49S15 W3S37W43N37W3N23W6$ W20$.

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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	800	
2	0825	BRICK	0	0	0	0	455.00	SF	6.25	6.25	100	1980	1980	3	75	2,133	
3	0881	FOUNTAIN	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,933

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	0003	C-3	87.00	100.00	8,750.00	SF		1.00	1.00	1.00	45.00	45.00	393,750							

REVIEW DATE 09/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 393,750 Market: 0 Agricultural: 0 Common: 393,750 PRINTED 08/02/2023 BY SYS