E1/2 OF N1/2 OF NW1/4 OF SW1/4
IN OR 912/311
R787728 & R787729

JOHNSON JUDY &/DIEFENBRUCH KIMBERLY
2765 DRURY FERRY LANE
HILLIARD, FL 32046-5480

2023

15-2N-23-0000-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

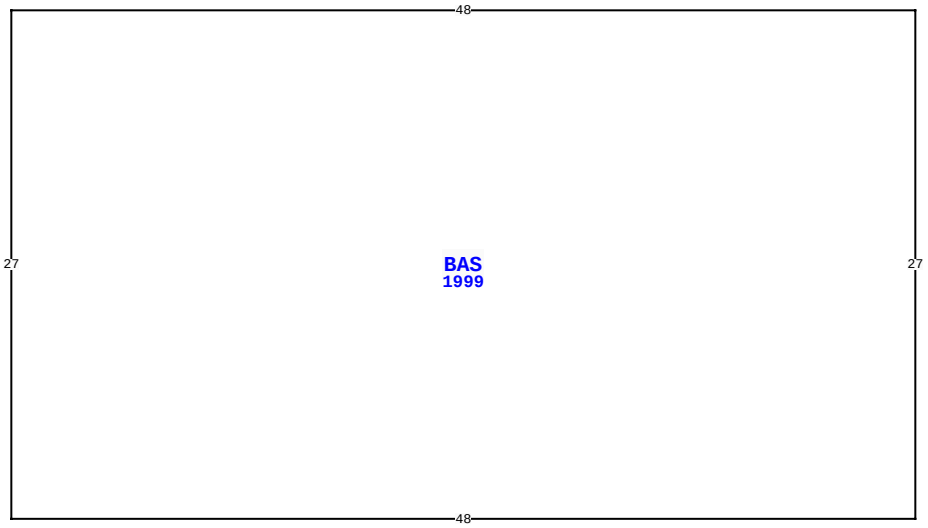
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	36,578
TOTALS	1,296		1,296	36,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	115.2000	80.64	104,509	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2000 Heated Area: 1296 HX Base Yr 2000



2765 DRURY FERRY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,578
TOTAL MARKET OB/XF VALUE		1,192
TOTAL LAND VALUE - MARKET		232,120
TOTAL MARKET VALUE		269,890
SOH/AGL Deduction		215,735
ASSESSED VALUE		54,155
TOTAL EXEMPTION VALUE	HX HB	29,155
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		269,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0912/0311	12/20/1999	QC	U	V	07	100
GRANTOR: REWIS RUTH M						
GRANTEE: JOHNSON J & K DIEFE						
0906/0002	10/29/1999	QC	U	V	07	100
GRANTOR: REWIS RUTH M L/E						
GRANTEE: JOHNSON JUDY YORK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 N27 $.

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	0754	FOP	0	100	43	8	344.00	SF	15.00	15.00	100	2001	2001	3	20	1,032	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 1,192

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		OR	0.00	0.00	16.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	232,120							

REVIEW DATE 10/25/2017 BY TWX Total Acres: 16.58 Total Land Value: 232,120 Market: 0 Agricultural: 0 Common: 232,120 PRINTED 08/02/2023 BY SYS