PT OR 773/364
(EX DRURY HOMES SUB)
EX 2-1 2-2 2-3 & 2-5

DRURY CLAUDETTE S
96215 MARANATHA RD
YULEE, FL 32097

2023

29-3N-28-0000-0002-0000

BUILDING CHARACTERISTICS

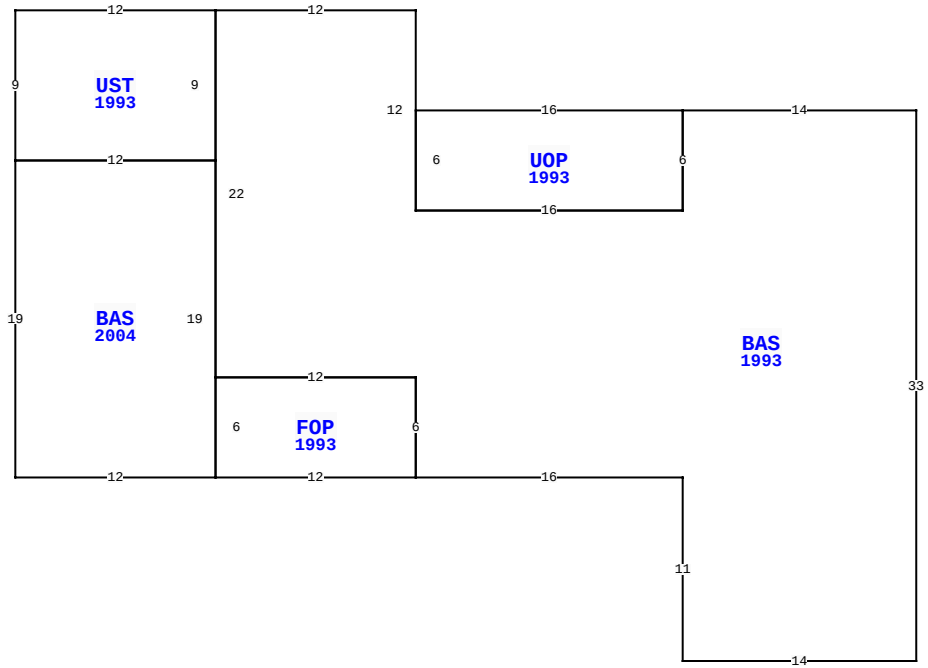
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	982	100	982	61,996
BAS	228	100	228	14,394
FOP	72	30	22	1,389
UOP	96	20	19	1,199
UST	108	45	49	3,094
TOTALS	1,486		1,300	82,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	116.5840	105.22	136,786	1962	1962	0	0	0	40.00	60.00

1 SINGLE FAM – 0% - 0 Heated Area: 1210 HX Base Yr



1755 DRURY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	82,072
TOTAL MARKET OB/XF VALUE	1,379
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	253,451
SOH/AGL Deduction	0
ASSESSED VALUE	253,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,451
TOTAL JUST VALUE	253,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/1589	6/29/2015	QC	U	I	11	100
GRANTOR: DRURY JAMES DONALD						
GRANTEE: DRURY KENNETH L & C						
0773/0364	10/04/1996	AD	U	I		70,000
GRANTOR: DRURY JAMES DONALD						
GRANTEE: DRURY KENNETH L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] W16 S6 E16 N6 $ S6 W16 N12 W12 UST=[YR=1993] W12 S9 BAS=[YR=2004] S19 E12 FOP=[YR=1993] E12 N6 W12 S6 $ N19 W12 $ E12 N9 $ S22 E12 S6 E16 S11 E14 N33 $.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	25	875	
4	0940	SHEDS/PORT	0	0	12	14	168.00	SF	15.00	15.00	100	1983	1983	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 1,379

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	000115	C	SFR ACRES	0	0006	RS-2	0.00	0.00	1.36	AC		1.00	1.00	1.00	125,000.00	125,000.00	170,000							

REVIEW DATE 10/19/2017 BY DJX Total Acres: 1.36 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS