IN OR 2472/1589
OUTSIDE CITY LIMITS

DUKE BARBARA B L/E/
2204 RYAN RD
FERNANDINA BEACH, FL 32035-3108

2023

29-3N-28-0000-0006-0010

BUILDING CHARACTERISTICS

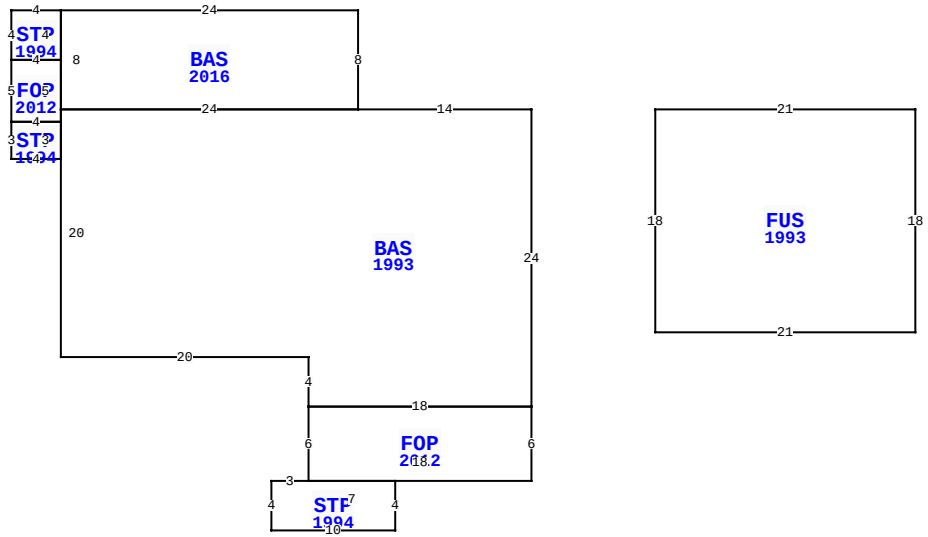
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	85,097
BAS	192	100	192	19,638
FOP	20	30	6	614
FOP	108	30	32	3,273
FUS	378	100	378	38,662
STP	12	10	1	103
STP	16	10	2	204
STP	40	10	4	409
TOTALS	1,598		1,447	148,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,447	126.9840	114.60	165,826	1982	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 0 Heated Area: 1402 HX Base Yr



2204 RYAN RD, 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: 8	Tax Dist:	
BUILDING MARKET VALUE		148,000
TOTAL MARKET OB/XF VALUE		2,022
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		275,022
SOH/AGL Deduction		161,635
ASSESSED VALUE		113,387
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		58,387
TOTAL JUST VALUE		275,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811479	CARPORT	13,766	11/16/2018
B1631692	REMODEL	15,650	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/1589	6/18/2021	LE	U	I	11	100
GRANTOR: DUKE BARBARA B						
GRANTEE: CROTZ KAREN L						
0619/0841	2/19/1991	WD	Q	I		82,000
GRANTOR: VANZANT & SOLOMON						
GRANTEE: DUKE ARNOLD & B B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2016] N8 W24 STP=[YR=1994] W4 S4 FOP=[YR=2012] S5 STP=[YR=1994] S3 E4 N3 W4$ E4 N5 W4$ E4 N4$ S8 E24$W24 S20 E20S4 FOP=[YR=2012] S6 STP=[YR=1994] W3 S4 E10 N4 W7$ E18 N6 W18$ E18 N24$ PTR= E10 FUS=[YR=1993] E21 S18 W21 N18$ W10$.

EXTRA FEATURES

L N	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	0350	CARPORT WD	0	100	32	18	576.00	SF	13.00	13.00	100	2005	2005	3	27	2,022	

LAND DESCRIPTION

TOTAL OB/XF 2,022

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 06/13/2022 BY KWA Total Acres: 1.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS