

LOT 6
IN OR 1853/1060
DRURY HOMES PB 5/3

WANG SHU Z/QIU JI WEI
2966 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0200-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2003.00		

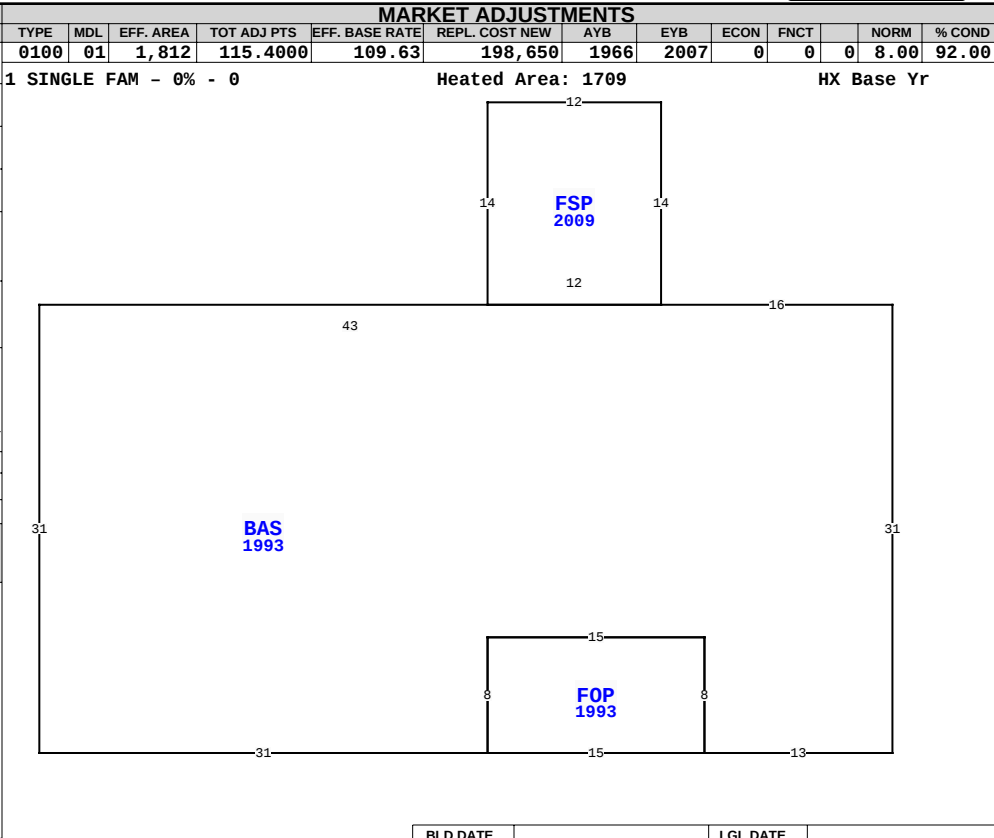
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	172,369
FOP	120	30	36	3,631
FSP	168	40	67	6,757
TOTALS	1,997		1,812	182,758

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0810	CONCRETE A	0	0	4	17	68.00	SF	4.36	4.36	100	2017	2017	3	97	287	
3	0810	CONCRETE A	0	0	24	24	576.00	SF	6.50	6.50	100	1999	1999	3	77	2,883	
4	0810	CONCRETE A	0	0	24	5	120.00	SF	6.50	6.50	100	2009	2009	3	90	702	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	07/29/2022	BY	KBA
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1871 DRURY RD, FERNANDINA BEACH

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

TOTAL OB/XF															5,762
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0	0006	RSF	2100.00	215.00	1.00	LT		1.00	1.00	1.00	115,000.00

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY					PAGE 1 of 2		8	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				266,834				
TOTAL MARKET OB/XF VALUE				5,762				
TOTAL LAND VALUE - MARKET				115,000				
TOTAL MARKET VALUE				387,596				
SOH/AGL Deduction				32,768				
ASSESSED VALUE				354,828				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				354,828				
TOTAL JUST VALUE				387,596				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				375,765				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B1632982		NEW CONSTR		29,991		09/06/2016		
R1313456		REPAIR/RRF		5,600		08/01/2013		
R0912119		REPAIR/RRF		500		10/01/2009		
B22493		REMODEL		10,000		05/01/2009		
20015316		H/AC		0		09/01/2001		
19950388		REPAIR/RRF		1,700		09/01/1995		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1853/1060		4/25/2013		WD	Q	I	02	116,000
GRANTOR: PRIVETT JEREMY L								
GRANTEE: WANG SHU Z & JI WEI								
1659/1109		1/20/2010		WD	Q	I	01	155,000
GRANTOR: MURRAY LARRY N								
GRANTEE: PRIVETT JEREMY L								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W16 FSP=[YR=2009] N14W12S14 E12\$ W43 S31 E31								
FOP=[YR=1993] E15N8 W15S8\$ N8E15S8E13N31\$.								

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