LOT 12
IN OR 2147/1017
DRURY HOMES PB 5/3

HALL JOSEPH & HEIDI
1809 DRURY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0200-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

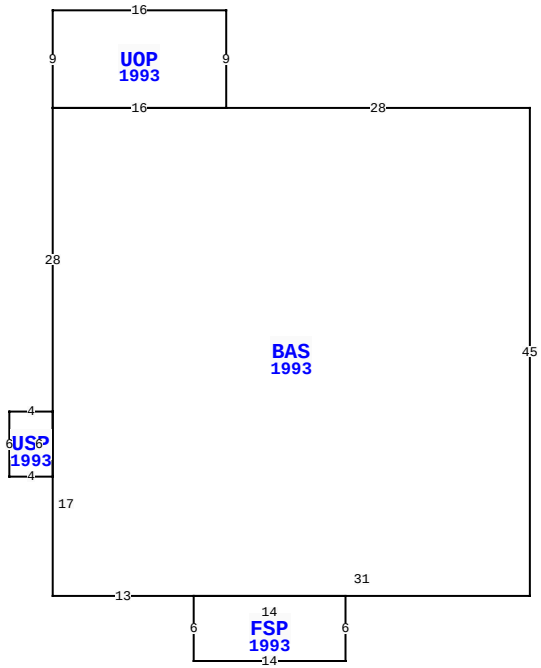
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,980	100	1,980	159,896
FSP	84	40	34	2,746
UOP	144	20	29	2,342
USP	24	30	7	565
TOTALS	2,232		2,050	165,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	119.7266	113.74	233,167	1964	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1980 HX Base Yr 2023



1809 DRURY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		256,349
TOTAL MARKET OB/XF VALUE		2,144
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		373,493
SOH/AGL Deduction		124,578
ASSESSED VALUE		248,915
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,915
TOTAL JUST VALUE		373,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8745	ADDITION	2,280	03/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1017	9/25/2017	WD	U	I	37	70,000
GRANTOR: SHELTON JAMES C LIVIN						
GRANTEE: HALL JOSEPH & HEIDI						
1304/1619	3/28/2005	WD	U	I	01	100
GRANTOR: SHELTON JAMES C						
GRANTEE: SHELTON JAMES C TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=1993] N9 W16 S9 E16$ W16 S28 USP=[YR=1993] W4 S6 E4 N6$ S17 E13 FSP=[YR=1993] S6 E14 N6 W14$ E31 N45$.

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	0681	POLE SHED	0	100	17	14	238.00	SF	11.25	11.25	100	1995	1995	3	23	616	
2	0810	CONCRETE A	0	100	31	2	62.00	SF	6.50	6.50	100	1981	1981	3	35	141	
3	0850	PEBBLE WLK	0	100	0	0	268.00	SF	3.50	3.50	100	1985	1985	3	47	441	
4	0810	CONCRETE A	0	100	0	0	311.00	SF	6.50	6.50	100	1981	1981	3	35	708	
5	0351	CARPORT MT	0	100	18	10	180.00	SF	6.60	6.60	100	1993	1993	3	20	238	

LAND DESCRIPTION

TOTAL OB/XF 2,144

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	0006	RSF-	2100.00	215.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS

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2024

00-00-30-0200-0012-0000

BUILDING CHARACTERISTICS

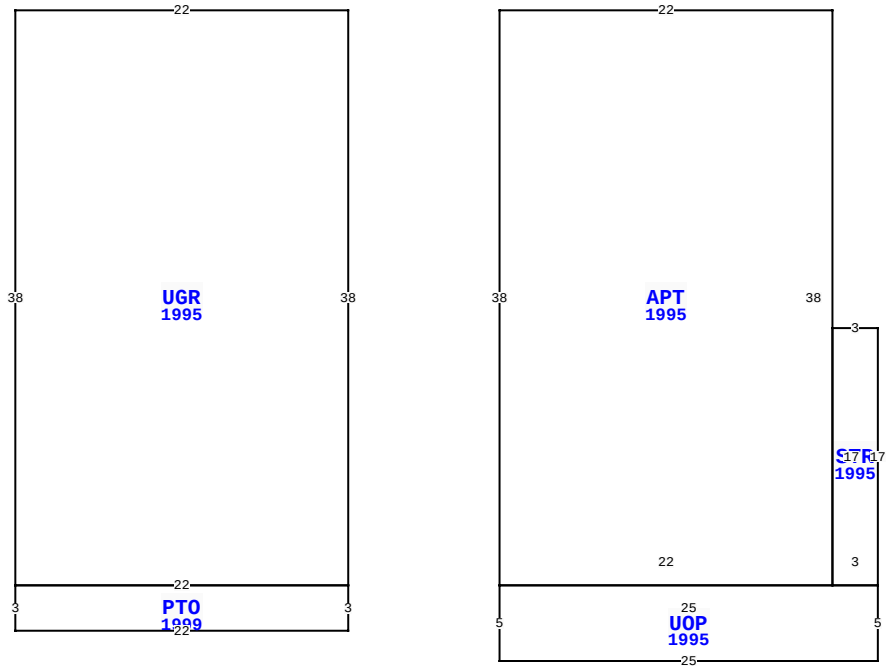
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
APT	836	100	836	60,971
PTO	66	5	3	219
STR	51	10	5	364
UGR	836	45	376	27,422
UOP	125	20	25	1,823
TOTALS	1,914		1,245	90,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	95.6650	90.88	113,146	1981	1990	0	0	0	19.75	80.25

3 SINGLE FAM – 0% - 2023 Heated Area: 836 HX Base Yr 2023



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NASSAU COUNTY PROPERTY

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1304/1619	3/28/2005	WD	U	I	01	100
GRANTOR: SHELTON JAMES C						
GRANTEE: SHELTON JAMES C TRU						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1995] W22 S38 PTO=[YR=1999] S3 E22 N3 W22 $ E22 N38 $ PTR= E10 APT=[YR=1995] S38 UOP=[YR=1995] S5E25 N5 STR=[YR=1995] N17W3S17E3$ W25$ E22N38W22$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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