LOT 16
DRURY HOMES PB 5/3

MAHARDY ADAM/RUSSELL RAQUEL
1781 DRURY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0200-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

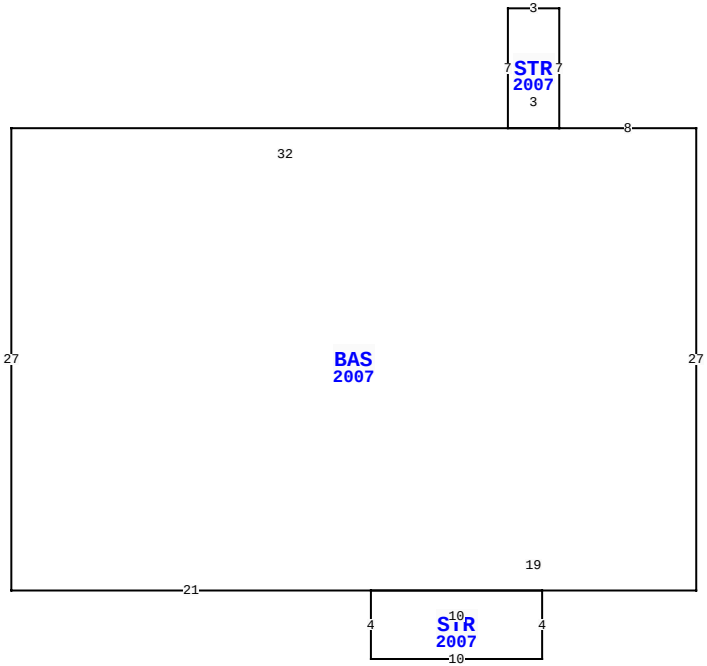
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,080	100	1,080	103,017
STR	21	10	2	191
STR	40	10	4	381
TOTALS	1,141		1,086	103,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,086	128.8960	103.12	111,988	2007	2007	0	0	0	7.50	92.50

1 SFR MODULR – 100% - 2023 Heated Area: 1080 HX Base Yr 2023



1781 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		103,589
TOTAL MARKET OB/XF VALUE		1,579
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		220,168
SOH/AGL Deduction		4,534
ASSESSED VALUE		215,634
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,634
TOTAL JUST VALUE		220,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12295	NEW CONSTR	0	04/01/2007
C19385	CO ISSUED	0	02/01/2007
B19385	NEW CONSTR	112,000	02/01/2007
E18816	NEW CONSTR	0	02/01/2007
M12713	H/AC	0	02/01/2007
B19315	FOUNDATION	12,000	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0265	9/16/2022	WD	Q	I	01	220,000
GRANTOR: HALL JOSEPH & HEIDI						
GRANTEE: MAHARDY ADAM & RAQU						
1855/0087	4/30/2013	SW	Q	I	02	87,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HALL JOSEPH & HEIDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 STR=[YR=2007] N7W3S7E3$ W32 S27 E21
STR=[YR=2007] S4E10N4W10 $E19 N27$.

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	0810	CONCRETE A	0	100	12	23	276.00	SF	6.50	6.50	100	2007	2007	3	88	1,579	

LAND DESCRIPTION

TOTAL OB/XF 1,579

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