PT OF LOT 25
IN OR 2660/1057
EX ESMT IN OR 927/271

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0025-0080

BUILDING CHARACTERISTICS

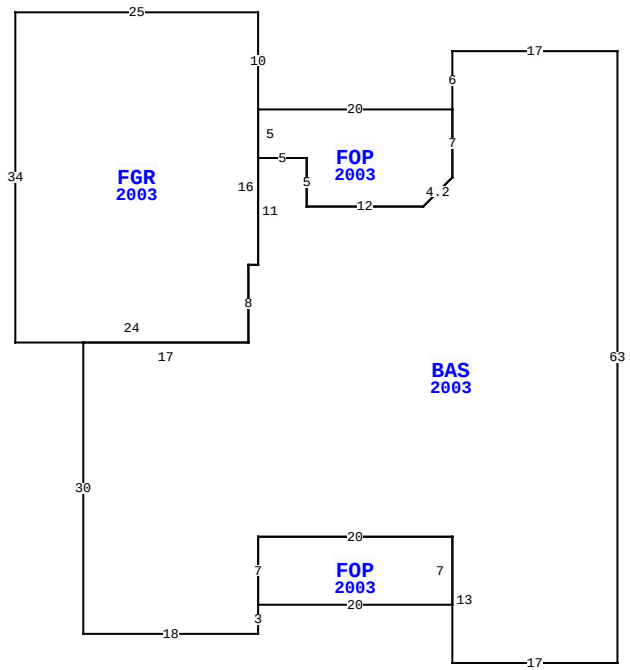
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,329	100	2,329	290,414
FGR	842	55	463	57,734
FOP	140	30	42	5,237
FOP	171	30	51	6,360
TOTALS	3,482		2,885	359,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,885	117.3590	146.70	423,230	2003	2003	0	0	0	15.00	85.00

3 SNGL FAM – 100% - 2004 Heated Area: 2329 HX Base Yr 2004



2058 FRIENDLY 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		386,948
TOTAL MARKET OB/XF VALUE		36,913
TOTAL LAND VALUE - MARKET		213,440
TOTAL MARKET VALUE		637,301
SOH/AGL Deduction		286,139
ASSESSED VALUE		351,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,162
TOTAL JUST VALUE		637,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311179	NEW CONSTR	0	05/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1057	11/17/2022	WD	U	I	11	100
GRANTOR: DARBY MICHAEL & JACKI						
GRANTEE: DARBY FAMILY TRUST						
1151/0297	7/07/2003	WD	U	V	07	100
GRANTOR: LYONS BRIAN T & LYNN						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 S6 FOP=[YR=2003] W20 FGR=[YR=2003] N10 W25 S34 E24 N8 E1 N16$ S5 E5 S5 E12 U3 R3 N7$ S7 L3 D3 W12 N5 W5 S11 W1 S8 W17 S30 E18 N3 FOP=[YR=2003] E20 N7 W20 S7$ N7 E20 S13 E17 N63$.

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	0812	CONCRETE C	0	100	0	0	3,976.00	SF	4.00	4.00	100	2003	2003	3	83	13,200	
2	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	2003	2003	3	83	1,651	
3	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00	85.00	100	2003	2003	3	32	16,048	
4	0845	KOOL DECK	0	100	0	0	571.00	SF	7.25	7.25	100	2003	2003	3	83	3,436	
5	0351	CARPORT MT	0	100	30	24	720.00	SF	5.60	5.60	100	2005	2005	3	24	968	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2005	2005	3	24	818	
7	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2012	2012	3	55	792	

LAND DESCRIPTION

TOTAL OB/XF 36,913

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	100		RSF-2	0.00	0.00	2.32	AC		1.00	1.00	0.80	115,000.00	92,000.00	213,440							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 2.32 Total Land Value: 213,440 Market: 0 Agricultural: 0 Common: 213,440 PRINTED 08/06/2024 BY SYS

PT OF LOT 25
IN OR 2660/1057
EX ESMT IN OR 927/271

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0025-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

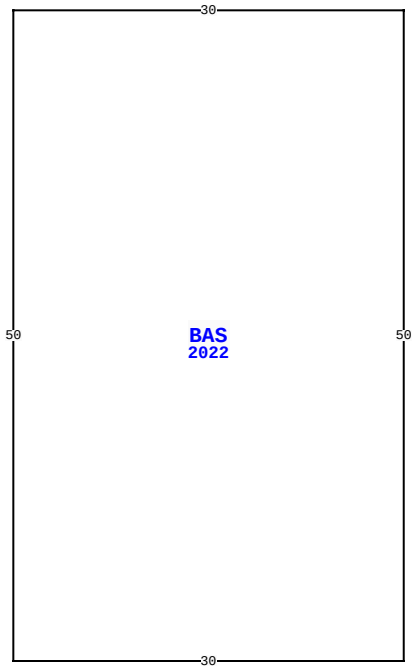
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	27,202
TOTALS	1,500		1,500	27,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	18.89	28,335	2019	2019	0	0	0	4.00	96.00

4 GARAGE RES – 100% - 2004 Heated Area: 1500 HX Base Yr 2004



2058 FRIENDLY RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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1151/0297	7/07/2003	WD	U	V	07	100
GRANTOR: LYONS BRIAN T & LYNN						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/27/2022 BY TWA Total Acres: 2.32 Total Land Value: 213,440 Market: 0 Agricultural: 0 Common: 213,440 PRINTED 08/06/2024 BY SYS