BLOCK 1 S-1 OF LOT 21
IN OR 2208/1643
SADLER ESTATES PB 2/68

PAYNE NANCY
1928 DRURY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0600-0001-0211

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

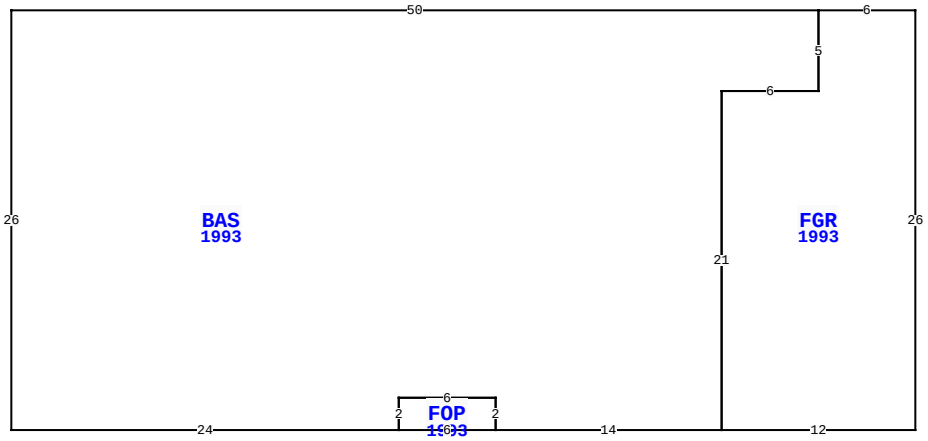
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,162	100	1,162	124,392
FGR	282	55	155	16,593
FOP	12	30	4	428
TOTALS	1,456		1,321	141,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	127.3272	120.96	159,788	1988	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1162 HX Base Yr 2019



1928 DRURY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		141,412
TOTAL MARKET OB/XF VALUE		2,584
TOTAL LAND VALUE - MARKET		174,400
TOTAL MARKET VALUE		318,396
SOH/AGL Deduction		135,004
ASSESSED VALUE		183,392
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		83,392
TOTAL JUST VALUE		318,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1643	7/03/2018	WD	Q	I	01	242,700
GRANTOR: RIS HOLDINGS LLC						
GRANTEE: PAYNE NANCY						
1962/0899	11/21/2014	WD	U	I	11	100
GRANTOR: BONER EDWARD E JR						
GRANTEE: RIS HOLDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W50 S26 E24 FOP=[YR=1993]
E6 N2 W6 S2 $ N2 E6 S2 E14 N21 E6 N5 $ S5 W6 S21 E12 N26 $.

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	1242	WD DECK A	0	100	0	0	391.00	SF	10.00	10.00	100	1988	1988	3	20	782	
2	0810	CONCRETE A	0	100	42	10	420.00	SF	6.50	6.50	100	1993	1993	3	66	1,802	

LAND DESCRIPTION

TOTAL OB/XF 2,584

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-	2109.00	100.00	109.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	174,400							

REVIEW DATE 02/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 174,400 Market: 0 Agricultural: 0 Common: 174,400 PRINTED 08/06/2024 BY SYS