

PT OF LOT 63
IN OR 2250/1642
SUB OF PT OF SEC 4 PBK 1/5

JOHNS JOHN BRAD/PEEPLES CHRISTAL
739 RUBY LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0063-0040



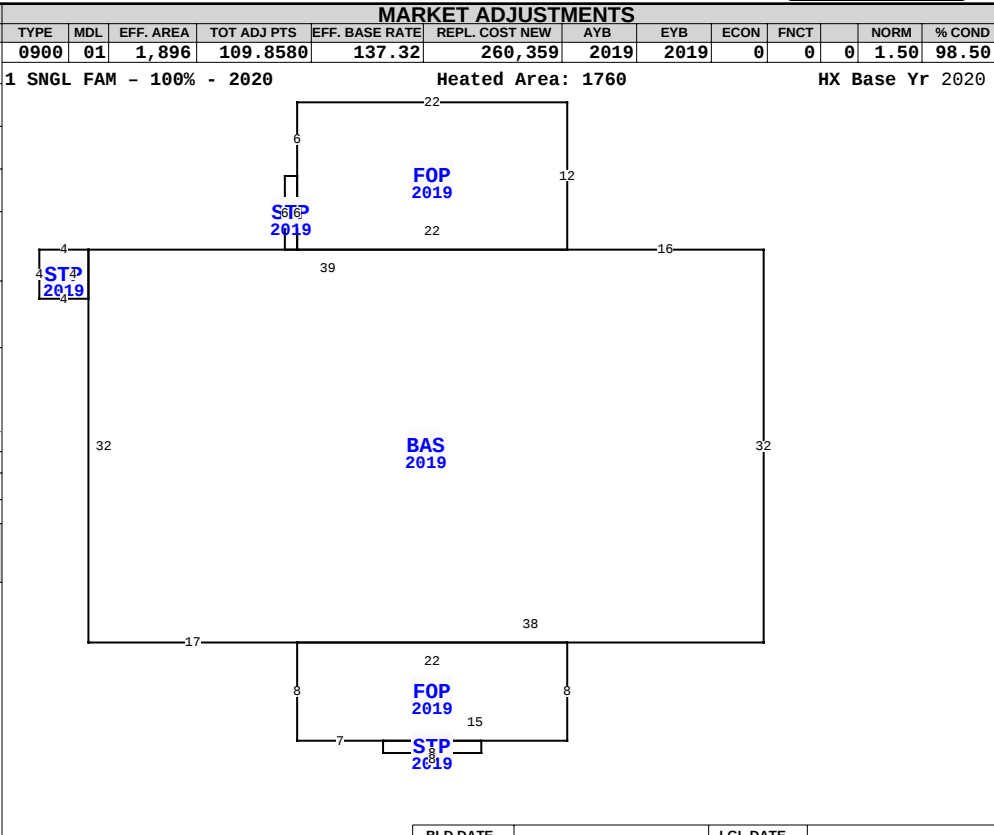
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	238,058
FOP	176	30	53	7,169
FOP	264	30	79	10,685
STP	6	10	1	135
STP	8	10	1	135
STP	16	10	2	271
TOTALS	2,230		1,896	256,454

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	64.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	48.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	40.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0007	RSF-2	0.00	0.00	1.00



739 RUBY LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	256,454		
TOTAL MARKET OB/XF VALUE	969		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	362,423		
SOH/AGL Deduction	108,068		
ASSESSED VALUE	254,355		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	204,355		
TOTAL JUST VALUE	362,423		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	350,856		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002171	NEW CONSTR	222,749	03/04/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2250/1642	1/25/2019	WD	Q	V	02
GRANTOR: HARTMAN ANNETTE P					SALE PRICE
GRANTEE: JOHNS JOHN BRAD & C					81,200
2007/1641	9/12/2015	QC	U	V	11
GRANTOR: PEEPLES ROCKY I					100
GRANTEE: HARTMAN ANNETTE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W16 FOP=[YR=2019] N12 W22 S6 STP=[YR=2019] W1 S6 E1 N6\$ S6 E22\$ W39 STP=[YR=2019] W4 S4 E4 N4\$ S32 E17 FOP=[YR=2019] S8 E7 STP=[YR=2019] S1 E8 N1 W8\$ E15 N8 W22\$ E38 N32\$.									