

BLOCK 38 W87.5 FT OF LOT 1
IN OR 2193/958
CITY OF FDNA BEACH

DAVIS DRUSILLA ELIZABETH/SEPARATE PROPERTY TRUST
301 HIGHLAND AVE
SAN RAFAEL, CA 94901

2024

00-00-31-1800-0038-0010



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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

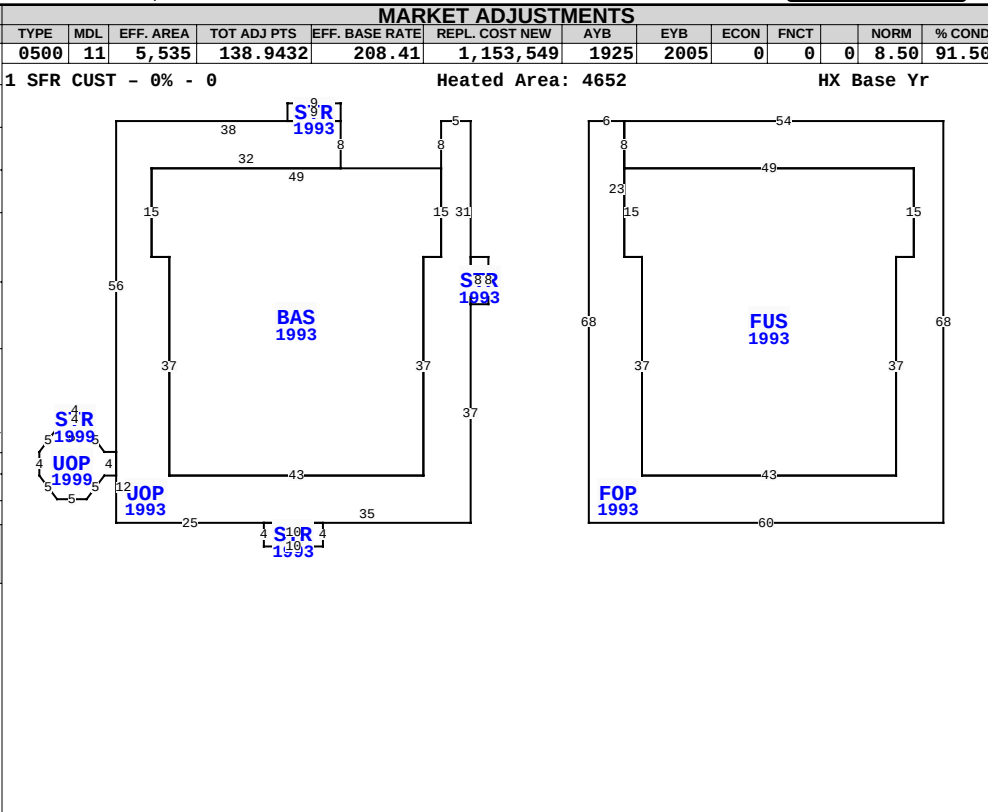
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2,326	443,557
FOP	1,754	30	526	100,306
FUS	2,326	100	2,326	443,557
STR	24	10	2	382
STR	27	10	3	572
STR	40	10	4	763
STR	12	10	1	190
UOP	1,618	20	324	61,785
UOP	116	20	23	4,386

TOTALS	8,243		5,535	1,055,497
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
2	0825	BRICK	0	0	0	0	455.00	SF	6.25
3	0881	FOUNTAIN	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	C-3	87.00	100.00	8,750.00

REVIEW DATE 05/12/2019 BY KBA



604 ASH ST, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	800	
455.00	SF	6.25	6.25	100	1980	1980	3	73.5	2,090	
1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	

TOTAL OB/XF									
4,890									

Total Acres: 0.00 Total Land Value: 393,750 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1					2				
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 2 Tax Dist:				
BUILDING MARKET VALUE					1,055,497				
TOTAL MARKET OB/XF VALUE					4,890				
TOTAL LAND VALUE - MARKET					393,750				
TOTAL MARKET VALUE					1,454,137				
SOH/AGL Deduction					14,079				
ASSESSED VALUE					1,440,058				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,440,058				
TOTAL JUST VALUE					1,454,137				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,406,888				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091613	56 HD IRRIGATION	0	11/30/2009
20090740	UG TANK/2 H2O HEA	1,195	06/12/2009
20090731	PLUMB REMODEL	8,900	06/10/2009
20090724	5 TON HVAC	12,000	06/09/2009
20090346	ELEC REMODEL	5,500	03/18/2009
20090156	INTER/EXTER REMOD	150,000	02/04/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2193/0958	4/11/2018	QC	U	I	11	100	
GRANTOR: DAVIS DRUSILLA E							
GRANTEE: DAVIS DRUSILLA E SE							
1577/0765	7/18/2008	WD	U	I	05	638,700	
GRANTOR: FIRST COAST COMMUNITY							
GRANTEE: DAVIS DRUSILLA E							

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=1993] W5S8 BAS=[YR=1993] W49S15E3 S37E43N37E3N15S\$15W3S37W43N37 W3N15E32N8 STR=[YR=1993] N3W9S3E9\$ W38S 56 UOP=[YR=1999] W2 L3 U4 STR=[YR=1999] N3W4S3E4\$W5 D4 L3 S4 R3 D4 E5 U4 R3 E2N4\$S12E25 STR=[YR=1993] S4E10N4W10\$ E35N37 STR=[YR=1993] E3N8W3S8\$ N31\$ PTR=E20 FOP=[YR=1993] S68E60N68W54S8FUS=[YR=1993] E49S15W3S37W43N37W3N15\$ E49S15 W3S37W43N37W3N23W6\$ W20\$.									

Common: 393,750 PRINTED 08/06/2024 BY SYS