E1/2 OF N1/2 OF NW1/4 OF SW1/4
IN OR 912/311
R787728 & R787729

JOHNSON JUDY &/DIEFENBRUCH KIMBERLY
2765 DRURY FERRY LANE
HILLIARD, FL 32046-5480

2024

15-2N-23-0000-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

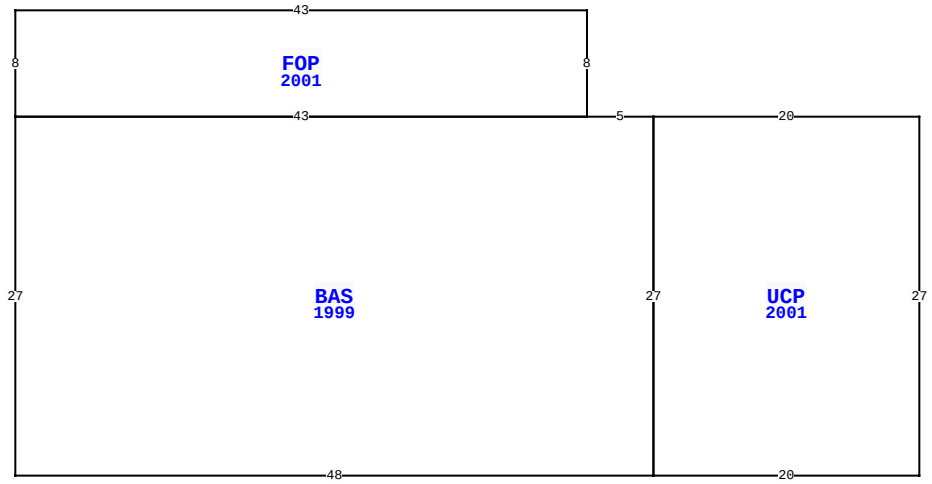
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	33,592
FOP	344	30	103	2,670
UCP	540	20	108	2,799
TOTALS	2,180		1,507	39,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,507	115.2000	86.40	130,205	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2000 Heated Area: 1296 HX Base Yr 2000



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	39,062
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	232,120
TOTAL MARKET VALUE	271,182
SOH/AGL Deduction	215,641
ASSESSED VALUE	55,541
TOTAL EXEMPTION VALUE	HX HB 30,541
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	271,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0912/0311	12/20/1999	QC	U	V	07	100
GRANTOR: REWIS RUTH M						
GRANTEE: JOHNSON J & K DIEFE						
0906/0002	10/29/1999	QC	U	V	07	100
GRANTOR: REWIS RUTH M L/E						
GRANTEE: JOHNSON JUDY YORK E						

2765 DRURY FERRY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W5 W43 S27 E48 N27 $
FOP=[YR=2001;ORIG=-48,0] N8 E43 S8 W43 $
UCP=[YR=2001;ORIG=0,0] E20 S27 W20 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

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
1	000100	C	SFR	100		OR	0.00	0.00	16.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	232,120							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 16.58 Total Land Value: 232,120 Market: 0 Agricultural: 0 Common: 232,120 PRINTED 08/06/2024 BY SYS