



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0900	COMMON AREA
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

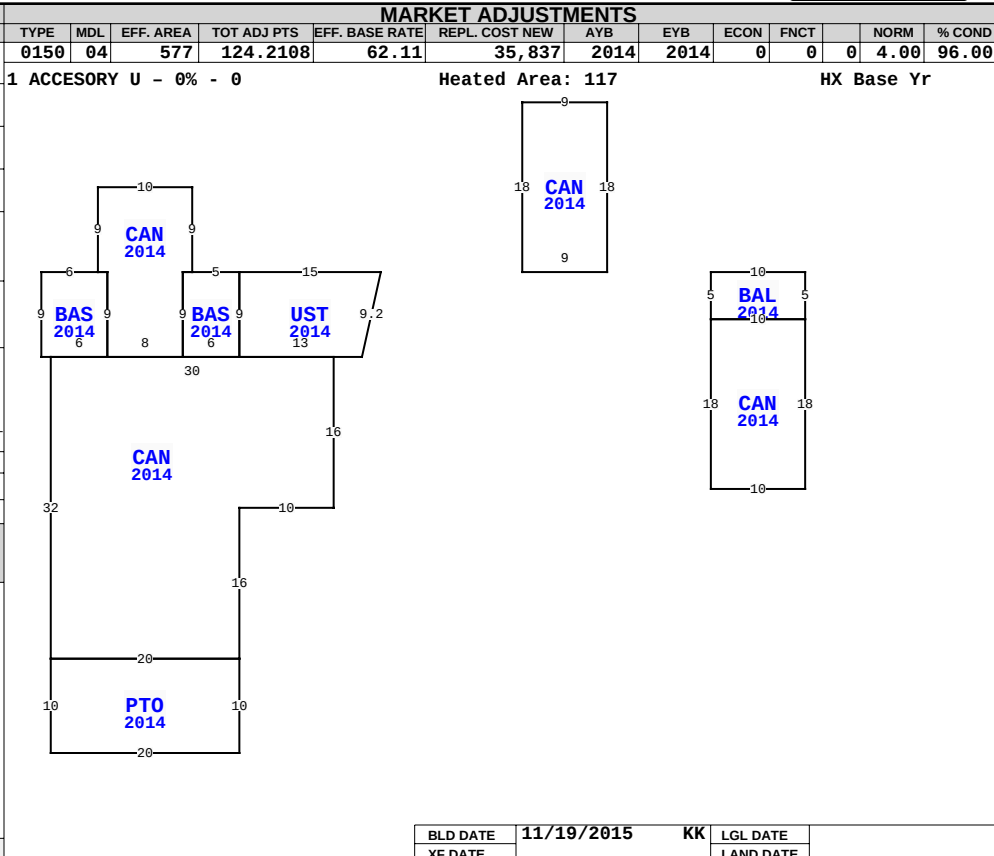
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	8	477
BAS	54	100	54	3,220
BAS	63	100	63	3,756
CAN	162	30	49	2,921
CAN	162	30	49	2,921
CAN	180	30	54	3,220
CAN	800	30	240	14,310
PTO	200	5	10	596
UST	126	40	50	2,982
TOTALS	1,797		577	34,404

EXTRA FEATURES

L N	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	0	94	60	5,640.00	SF	4.00	4.00	100	2000	2000	3	79	17,822	
2	0444	BOX FNC 4'	0	0	0	0	25.00	LF	6.50	6.50	100	2005	2005	3	24	39	
3	0810	CONCRETE A	0	0	19	18	342.00	SF	6.50	6.50	100	2005	2005	3	86	1,912	
4	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50	7.50	100	2005	2005	3	40	90	
5	1076	TRELLIS A	0	0	10	3	30.00	SF	7.50	7.50	100	2005	2005	3	40	90	
6	0350	CARPORT WD	0	0	10	6	60.00	SF	13.00	13.00	100	2005	2005	3	24	187	
7	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2005	2005	3	24	346	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
9	0444	BOX FNC 4'	0	0	0	0	14.00	LF	6.50	6.50	100	2005	2005	3	24	22	
10	0300	BOAT DCK W	0	0	0	0	1,440.00	SF	40.00	40.00	100	1995	1995	3	23	13,248	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							



10 DRUMMOND POINT PL, FERNANDINA BEACH

BLD DATE	11/19/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 34,152

NASSAU COUNTY PROPERTY					PAGE 1 of 3		5
VALUATION SUMMARY							
VALUATION BY				RECONCILE			
Tax Group: 5		Tax Dist:					
BUILDING MARKET VALUE				0			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				100			
TOTAL MARKET VALUE				100			
SOH/AGL Deduction				0			
ASSESSED VALUE				100			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				100			
TOTAL JUST VALUE				100			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				100			

AMELIA ISLAND PLN COMNITY ASSN
PO BOX 15489
FERNANDINA BEACH, FL 32035

21-2N-28-0000-0002-0000

REVIEW DATE 06/09/2021 BY KKK Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS

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