PT OR 773/364
(EX DRURY HOMES SUB)
EX 2-1 2-2 2-3 & 2-5

**DRURY CLAUDETTE S**
96215 MARANATHA RD
YULEE, FL 32097

**2024**

**29-3N-28-0000-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

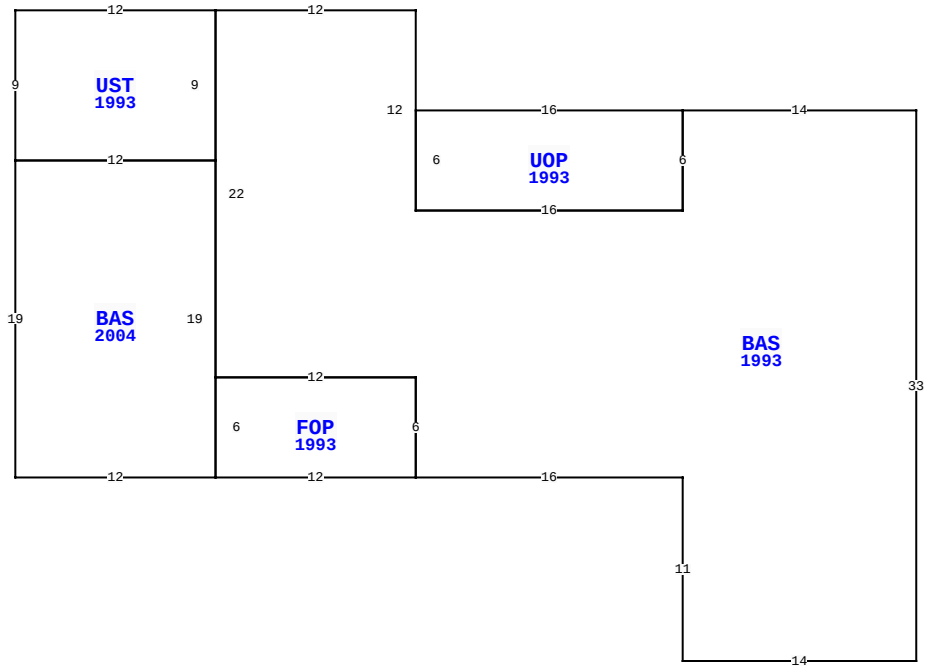
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 982 | 100 | 982 | 64,710 |
| BAS | 228 | 100 | 228 | 15,024 |
| FOP | 72 | 30 | 22 | 1,450 |
| UOP | 96 | 20 | 19 | 1,252 |
| UST | 108 | 45 | 49 | 3,229 |
| TOTALS | 1,486 | | 1,300 | 85,665 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,300 | 116.5840 | 110.75 | 143,975 | 1962 | 1962 | 0 | 0 | 0 | 40.50 | 59.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1210 HX Base Yr




1755 DRURY RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 85,665 |
| TOTAL MARKET OB/XF VALUE | 1,344 |
| TOTAL LAND VALUE - MARKET | 170,000 |
| TOTAL MARKET VALUE | 257,009 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 257,009 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 257,009 |
| TOTAL JUST VALUE | 257,009 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 253,451 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1991/1589 | 6/29/2015 | QC | U | I | 11 | 100 |
| GRANTOR: DRURY JAMES DONALD | | | | | | |
| GRANTEE: DRURY KENNETH L & C | | | | | | |
| 0773/0364 | 10/04/1996 | AD | U | I | | 70,000 |
| GRANTOR: DRURY JAMES DONALD | | | | | | |
| GRANTEE: DRURY KENNETH L & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] W16 S6 E16 N6 $ S6 W16 N12 W12 UST=[YR=1993] W12 S9 BAS=[YR=2004] S19 E12 FOP=[YR=1993] E12 N6 W12 S6 $ N19 W12 $ E12 N9 $ S22 E12 S6 E16 S11 E14 N33 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1962 | 1962 | 3 | 24 | 840 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 14 | 168.00 | SF | 15.00 | 15.00 | 100 | 1983 | 1983 | 3 | 20 | 504 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,344

| 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 | 000115 | C | SFR ACRES | 0 | 0006 | RSF-2 | 0.00 | 0.00 | 1.36 | AC | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 170,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.36 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS