LOT 3
IN OR 741/767
AMELIA MARSH SUB PB 4/104

WRIGHT JERRY A & PAULETTE
2016 RUSSELL RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0080-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

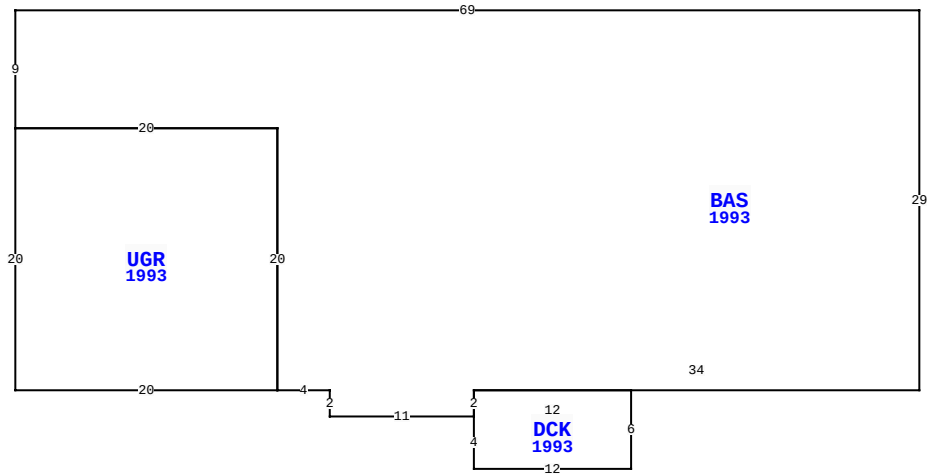
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100	1993	1,623	158,472
DCK	72	10	1993	7	683
UGR	400	45	1993	180	17,575
TOTALS	2,095			1,810	176,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	114.2000	114.20	206,702	1987	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 1996 Heated Area: 1623 HX Base Yr 1996



2016 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		176,730
TOTAL MARKET OB/XF VALUE		10,624
TOTAL LAND VALUE - MARKET		175,500
TOTAL MARKET VALUE		362,854
SOH/AGL Deduction		222,947
ASSESSED VALUE		139,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,185
TOTAL JUST VALUE		362,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401487	REPAIR/RRF	400	12/01/1994
4842	NEW CONSTR	19,040	04/25/1988
4075	N/A	52,065	05/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0741/0767	10/11/1995	WD	Q	I		75,000
GRANTOR: SWANSON RICHARD R						
GRANTEE: WRIGHT JERRY A & PA						
0617/0509	1/17/1991	WD	U	I		73,000
GRANTOR: RAY DONALD JR & J G						
GRANTEE: SWANSON RICHARD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W69 S9 UGR=[YR=1993] S20E20 N20 W20$ E20 S20 E4 S2 E11 DCK=[YR=1993] S4 E12 N6W12 S2$ N2 E34 N29$.

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	0811	CONCRETE B	0	100	44	18	792.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,039	
2	0820	WOOD WALK	0	100	33	3	99.00	SF	11.75	11.75	100	1987	1987	3	40	465	
3	0510	GARAGE WD-	0	100	40	29	1,160.00	SF	35.00	35.00	100	1988	1988	3	20	8,120	

LAND DESCRIPTION

TOTAL OB/XF 10,624

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	RES	100		RSF-2	90.00	246.00	90.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	175,500							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/30/2025 BY SYS