

UNIT 58  
IN OR 1998/34  
THE COLONY CONDO OR 653/712

DREWRY WILLIAM F III/DREWRY WILLIAM F ET AL  
4816 GULFSTREAM CT  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-019C-0058-0000

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	WOODS	WOODS 100
Balcony	FOP	FOP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
01	2300	1,149				1991	1991	100	100	0	
1 CONDO - 100% - 2016										HX Base Yr 2016	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		300,000			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		0			
TOTAL MARKET VALUE		300,000			
SOH/AGL Deduction		142,649			
ASSESSED VALUE		157,351			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		106,629			
TOTAL JUST VALUE		300,000			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		307,000			

Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3017.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,149	1,149

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/0034	8/17/2015	WD	Q	I	02	155,000
GRANTOR: CRIBB CAROLYN F						
GRANTEE: DREWRY WILLIAM F JR						
0937/0627	6/21/2000	WD	Q	I		105,500
GRANTOR: MCBRIDE MARY & RICHA						
GRANTEE: CRIBB CAROLYN F						

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

LAND DESCRIPTION										TOTAL OB/XF														
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

BUILDING NOTES									
BUILDING DIMENSIONS									