

LOT 6
IN OR 1853/1060
DRURY HOMES PB 5/3

WANG SHU Z/QIU JI WEI
2966 FERDINAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0200-0006-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	2003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,709	100	1993
FOP	120	30	1993
FSP	168	40	2009
TOTALS	1,997		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,812	115.4000	115.40	209,105	1966	2007	0	0	8.50	91.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1709											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			279,382
TOTAL MARKET OB/XF VALUE			5,589
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			399,971
SOH/AGL Deduction			9,660
ASSESSED VALUE			390,311
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			390,311
TOTAL JUST VALUE			399,971
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632982	NEW CONSTR	29,991	09/06/2016
R1313456	REPAIR/RRF	5,600	08/01/2013
R0912119	REPAIR/RRF	500	10/01/2009
B22493	REMODEL	10,000	05/01/2009
20015316	H/AC	0	09/01/2001
19950388	REPAIR/RRF	1,700	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1853/1060	4/25/2013	WD	Q	I	02	116,000
GRANTOR: PRIVETT JEREMY L						
GRANTEE: WANG SHU Z & JI WEI						
1659/1109	1/20/2010	WD	Q	I	01	155,000
GRANTOR: MURRAY LARRY N						
GRANTEE: PRIVETT JEREMY L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983
2	0810	CONCRETE A	0	0	4	68.00	SF	4.36	4.36	100	2017
3	0810	CONCRETE A	0	0	24	576.00	SF	6.50	6.50	100	1999
4	0810	CONCRETE A	0	0	24	120.00	SF	6.50	6.50	100	2009

TOTAL OB/XF																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON												
1871 DRURY RD, FERNANDINA BEACH																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					
5,589																							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FSP=[YR=2009] N14W12S14 E12S W43 S31 E31											
FOP=[YR=1993] E15N8 W15S8S N8E15S8E13N31S.											

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
1	000100	C	RES	0	0006	RSF	2100.00	215.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

