LOT 26
IN OR 2170/1948
EVERETT ACRES PB 5/11

DONAHUE TONY L/QUICK AMELIA D
1311 BAILEY SAWMILL RD
RUBY, SC 29741

2025

00-00-30-0220-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

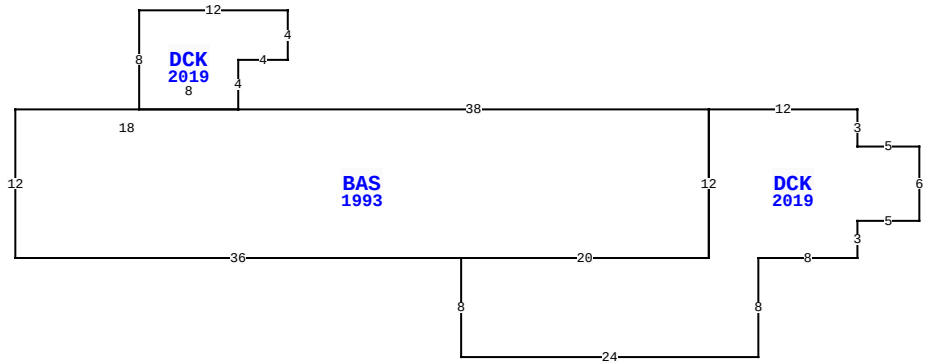
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	18,709
DCK	80	15	2019	12	334
DCK	366	15	2019	55	1,531
TOTALS	1,118			739	20,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	739	116.0000	92.80	68,579	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



1402 IAN DR, FERNANDINA BEACH

BLD DATE	09/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	20,574
TOTAL MARKET OB/XF VALUE	556
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	171,130
SOH/AGL Deduction	56,396
ASSESSED VALUE	114,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,734
TOTAL JUST VALUE	171,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/1948	1/11/2018	WD	Q	I	01	60,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: DONAHUE TONY L & AM						
1335/1822	7/25/2005	WD	U	I	19	89,000
GRANTOR: ESTATE OF CAROLYN ELA						
GRANTEE: NASSAU COMMERCIAL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 DCK=[YR=2019] N4 E4 N4 W12 S8 E8$ W18 S12 E36 DCK=[YR=2019] S8 E24 N8 E8 N3 E5 N6 W5 N3 W12 S12 W20$ E20 N12$.

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	0940	SHEDS/PORT	0	0	10	6	60.00	SF	18.30	18.30	100	1998	1998	3	20	220	
2	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2009	2009	3	35	336	

LAND DESCRIPTION

TOTAL OB/XF 556

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	0		RSF-	2144.00	50.00	1.00	LT		1.00	1.00	1.50	100,000.00	150,000.00	150,000							

REVIEW DATE 01/06/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS