

PT OF LOT 25
IN OR 2660/1057
EX ESMT IN OR 927/271

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,329	100	2003	2,329	303,961
FGR	842	55	2003	463	60,427
FOP	140	30	2003	42	5,481
FOP	171	30	2003	51	6,656
TOTALS	3,482			2,885	376,526

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,976.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	571.00	SF	7.25
5	0351	CARPORT MT	0	100	30	24	720.00	SF	5.60
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30
7	1242	WD DECK A	0	100	12	12	144.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	2.32

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,885	117.3590	154.91	446,915	2003	2003	0	0
3 SNGL FAM - 100% - 2004									
Heated Area: 2329									
HX Base Yr 2004									
2058 FRIENDLY RD, FERNANDINA BEACH									

TOTAL OB/XF									
34,968									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,976.00	SF	4.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					404,969				
TOTAL MARKET OB/XF VALUE					34,968				
TOTAL LAND VALUE - MARKET					259,840				
TOTAL MARKET VALUE					699,777				
SOH/AGL Deduction					338,431				
ASSESSED VALUE					361,346				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					305,624				
TOTAL JUST VALUE					699,777				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					637,301				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311179	NEW CONSTR	0	05/23/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2660/1057	11/17/2022	WD	U	I	11	100	
GRANTOR: DARBY MICHAEL & JACKI							
GRANTEE: DARBY FAMILY TRUST							
1151/0297	7/07/2003	WD	U	V	07	100	
GRANTOR: LYONS BRIAN T & LYNN							
GRANTEE: DARBY MICHAEL & JAC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W17 S6 FOP=[YR=2003] W20 FGR=[YR=2003] N10 W25 S34 E24 N8 E1 N16\$ S5 E5 S5 E12 U3 R3 N7\$ S7 L3 D3 W12 N5 W5 S11 W1 S8 W17 S30 E18 N3 FOP=[YR=2003] E20 N7 W20 S7\$ N7 E20 S13 E17 N63\$.									

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