PT OF LOT 25
IN OR 2446/877
E O FRIEND SUB DB Z/165

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

2025

00-00-30-034B-0025-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

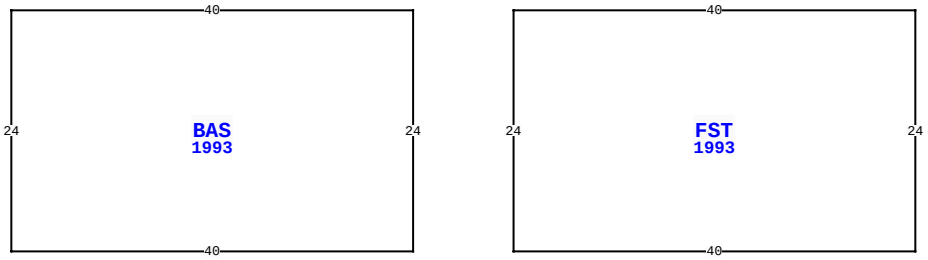
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	7,992
FST	960	55	1993	528	4,396
TOTALS	1,920			1,488	12,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,488	45.0000	16.65	24,775	1980	1980	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 960 HX Base Yr



2064 FRIENDLY 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	12,388
TOTAL MARKET OB/XF VALUE	2,553
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	154,941
SOH/AGL Deduction	12,584
ASSESSED VALUE	142,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,357
TOTAL JUST VALUE	154,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1049	11/17/2022	WD	U	I	11	100
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: DARBY FAMILY TRUST						
2446/0877	3/25/2021	WD	Q	I	01	140,000
GRANTOR: BERGHOEFER JOYCE						
GRANTEE: DARBY MICHAEL L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24$ PTR= E10 FST=[YR=1993] E40 S24 W40 N24$ W10$.

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	0802	ASPHALT B	0	0	0	0	607.00	SF	0.96	0.96	100	1981	1981	3	50	291	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2005	2005	3	22	634	

LAND DESCRIPTION

TOTAL OB/XF 2,553

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-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 1.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS