

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,162	100	1993
FGR	282	55	1993
FOP	12	30	1993
TOTALS	1,456		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,321	127.3272	127.33	168,203	1988	2000		0	0	12.00	88.00		
1 SINGLE FAM - 100% - 2019 Heated Area: 1162 HX Base Yr 2019														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			148,019
TOTAL MARKET OB/XF VALUE			2,529
TOTAL LAND VALUE - MARKET			196,200
TOTAL MARKET VALUE			346,748
SOH/AGL Deduction			158,038
ASSESSED VALUE			188,710
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			87,988
TOTAL JUST VALUE			346,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2208/1643	7/03/2018	WD	Q	I	01	242,700
GRANTOR: RIS HOLDINGS LLC						
GRANTEE: PAYNE NANCY						
1962/0899	11/21/2014	WD	U	I	11	100
GRANTOR: BONER EDWARD E JR						
GRANTEE: RIS HOLDING LLC						

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			
1	1242	WD DECK A	0	100	0	0			10.00	100	1988	1988	3	20	782				
2	0810	CONCRETE A	0	100	42	10			6.50	100	1993	1993	3	64	1,747				
TOTALS														1,456			1,321	148,019	

BUILDING NOTES													
1928 DRURY RD, FERNANDINA BEACH													

BUILDING DIMENSIONS													
FGR=[YR=1993] W6 BAS=[YR=1993] W50 S26 E24 FOP=[YR=1993] E6 N2 W6 S2 \$ N2 E6 S2 E14 N21 E6 N5 \$ S5 W6 S21 E12 N26 \$ .													

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	100	0006	RSF	2109.00	100.00	109.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	196,200							