BLOCK 1 LOT 22 E 1/2 OF 23
L/E IN OR 33/199 & 348/636 &
OR 348 PG 635

DRURY DARLENE
2859 FANTASY LN
DECATUR, GA 30033

2025

00-00-30-0600-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	02	Quality Level 02

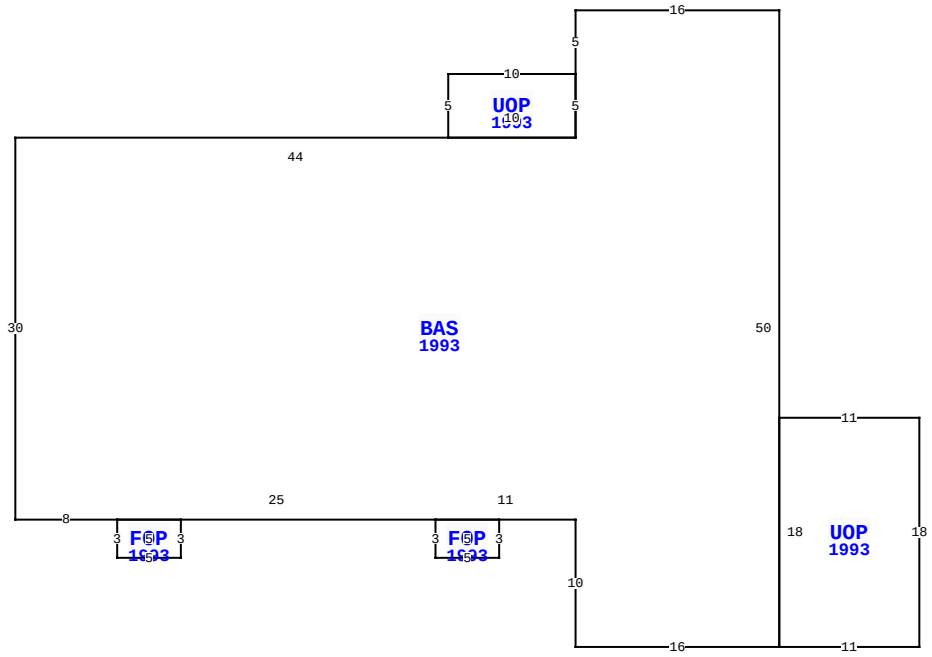
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	1993	2,120	137,017
FOP	15	30	1993	4	258
FOP	15	30	1993	4	258
UOP	50	20	1993	10	647
UOP	198	20	1993	40	2,585
TOTALS	2,398			2,178	140,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	82.8590	82.86	180,469	1945	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 2120 HX Base Yr



2195 SADLER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	140,766
TOTAL MARKET OB/XF VALUE	8,220
TOTAL LAND VALUE - MARKET	139,636
TOTAL MARKET VALUE	288,622
SOH/AGL Deduction	0
ASSESSED VALUE	288,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,622
TOTAL JUST VALUE	288,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
950373	REPAIR/RRF	150	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1815/1476	7/25/2012	QC	U	I	11	100
GRANTOR: ANDERSON MILDRED B						
GRANTEE: DRURY LINDA DARLENE						
0348/0635	11/01/1981	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS1993 = W16 S5 UOP1993 = W10 S5 E10 N5 $ S5 W44 S30 E8
FOP1993 = S3 E5 N3 W5 $ E25 FOP=[YR=1993] S3 E5 N3 W5 $ E11
S10 E16 UOP=[YR=1993] E11 N18 W11 S18 $ N50 $.

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	0510	GARAGE WD-	0	0	32	31	992.00	SF	35.00	35.00	100	1955	1955	3	20	6,944	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1945	1945	3	20	700	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 8,220

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	0003	RSF-	2100.00	400.00	39,059.00	SF		1.00	1.00	0.65	5.50	3.58	139,636							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 139,636 Market: 0 Agricultural: 0 Common: 139,636 PRINTED 07/30/2025 BY SYS