

LOT 121
IN OR 671 PG 284
FOREST HILLS 2 PB 2/77

RYALS CYNTHIA GAIL
806 STANLEY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128B-0121-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	03	PLASTER 50			
Interior Wall	04	PLYWOOD 50			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame Stories Units	03	MASONRY 100			
	1.	1. 100			
		0 100			
BUD8 Adjustme Occupancy	02	DIST FB 100			
	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	1993	950	79,641
UCP	233	20	1993	47	3,940
UOP	91	20	1993	18	1,509
UST	42	45	1993	19	1,593
TOTALS	1,316			1,034	86,683

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,034	104.1390	104.14	107,681	1952	1985	0	0	19.50	80.50
1 SINGLE FAM - 100% - 0 Heated Area: 950 HX Base Yr 1993											
806 STANLEY DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				86,683			
TOTAL MARKET OB/XF VALUE				697			
TOTAL LAND VALUE - MARKET				225,000			
TOTAL MARKET VALUE				312,380			
SOH/AGL Deduction				238,131			
ASSESSED VALUE				74,249			
TOTAL EXEMPTION VALUE			HX HB	49,249			
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				312,380			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				308,555			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			536.00	SF	6.50
TOTAL OB/XF 697											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-1	75.00	178.00	1.00	LT	1.00
TOTAL OB/XF 697											