LOT 76
IN OR 899/1851
PIRATES BAY PB 5/213

FOGLE JAY FRANKLIN
2247 RYAN ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0076-0000

BUILDING CHARACTERISTICS

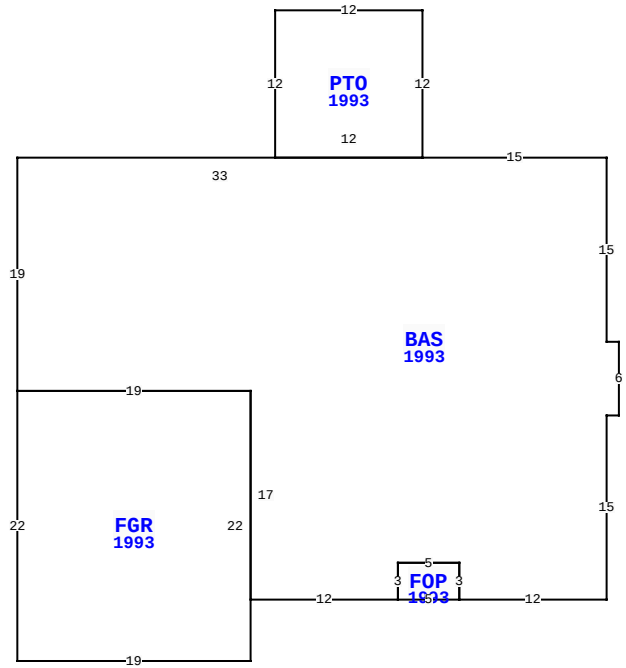
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1993	1,396	205,175
FGR	418	55	1993	230	33,804
FOP	15	30	1993	4	588
PTO	144	5	1993	7	1,029
TOTALS	1,973			1,637	240,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,637	131.3760	173.42	283,889	1991	1991	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 0 Heated Area: 1396 HX Base Yr



2247 RYAN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,596
TOTAL MARKET OB/XF VALUE		4,632
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		425,228
SOH/AGL Deduction		289,477
ASSESSED VALUE		135,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,029
TOTAL JUST VALUE		425,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6592	NEW CONSTR	50,000	06/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0899/1851	9/20/1999	QC	Q	I	01	100
GRANTOR: FOGLE MARJORIE ANN						
GRANTEE: FOGLE JAY FRANKLIN						
0638/1287	10/16/1991	WD	Q	I		78,900
GRANTOR: BOATRIGHT J C						
GRANTEE: FOGLE JAY & MARJORI						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	728.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,252	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N12 W12 S12 E12$ W33 S19 FGR=[YR=1993] S22 E19 N22 W19$ E19 S17 E12 FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 S3 E12 N15 E1 N6 W1 N15$.

LAND DESCRIPTION

TOTAL OB/XF 4,632

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 03/04/2019 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS