PT OR 2763/1804
(EX DRURY HOMES SUB)
EX 2-1 2-2 2-3 & 2-5

RICHMOND SCOTT W
824 CLOUDBERRY BRANCH WAY
ST JOHNS, FL 32259

2025

29-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

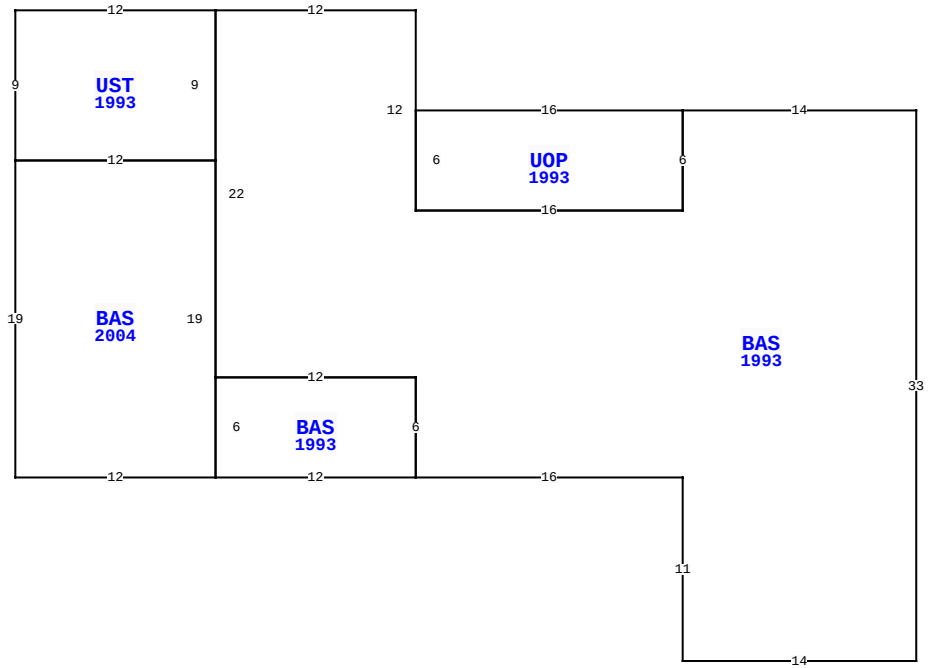
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	5,162
BAS	982	100	1993	982	70,406
BAS	228	100	2004	228	16,347
UOP	96	20	1993	19	1,362
UST	108	45	1993	49	3,513
TOTALS	1,486			1,350	96,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	121.5240	121.52	164,052	1962	1962	0	0	0	41.00	59.00

1 SINGLE FAM – 0% - 0 Heated Area: 1282 HX Base Yr



1755 DRURY 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	96,791
TOTAL MARKET OB/XF VALUE	1,309
TOTAL LAND VALUE - MARKET	204,000
TOTAL MARKET VALUE	302,100
SOH/AGL Deduction	19,390
ASSESSED VALUE	282,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,710
TOTAL JUST VALUE	302,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1804	1/15/2025	WD	Q	I	02	379,900
GRANTOR: DRURY CLAUDETTE S						
GRANTEE: RICHMOND SCOTT W						
1991/1589	6/29/2015	QC	U	I	11	100
GRANTOR: DRURY JAMES DONALD						
GRANTEE: DRURY KENNETH L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 S6 W16 N12 W12 S22 E12 S6 E16 S11 E14 N33 $
BAS=[YR=2004;ORIG=-54,3] S19 E12 N19 W12 $
UST=[YR=1993;ORIG=-42,-6] W12 S9 E12 N9 $
UOP=[YR=1993;ORIG=-14,0] W16 S6 E16 N6 $
BAS=[YR=1993;ORIG=-42,22] E12 N6 W12 S6 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
2	0940	SHEDS/PORT	0	0	12	14	168.00	SF	15.00	15.00	100	1983	1983	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 1,309

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	0006	RSF-2	0.00	0.00	1.36	AC		1.00	1.00	1.00	150,000.00	150,000.00	204,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.36 Total Land Value: 204,000 Market: 0 Agricultural: 0 Common: 204,000 PRINTED 07/30/2025 BY SYS