LOT 12
IN OR 2147/1017
DRURY HOMES PB 5/3

HALL JOSEPH & HEIDI
1809 DRURY ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0200-0012-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

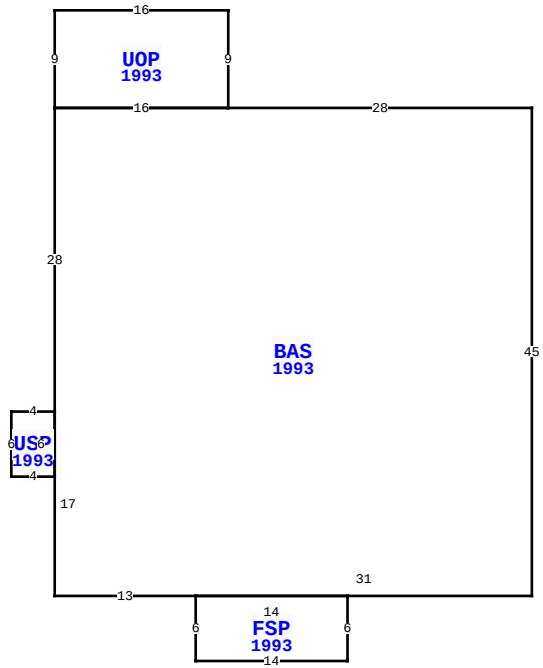
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1993	1,980	174,234
FSP	84	40	1993	34	2,992
UOP	144	20	1993	29	2,552
USP	24	30	1993	7	616
TOTALS	2,232			2,050	180,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	119.7266	125.71	257,706	1964	1985	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1980 HX Base Yr 2023



1809 DRURY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		279,817
TOTAL MARKET OB/XF VALUE		774
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		405,591
SOH/AGL Deduction		139,075
ASSESSED VALUE		266,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,105
TOTAL JUST VALUE		405,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8745	ADDITION	2,280	03/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1017	9/25/2017	WD	U	I	37	70,000
GRANTOR: SHELTON JAMES C LIVIN						
GRANTEE: HALL JOSEPH & HEIDI						
1304/1619	3/28/2005	WD	Q	I	01	100
GRANTOR: SHELTON JAMES C						
GRANTEE: SHELTON JAMES C TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=1993] N9 W16 S9 E16$ W16 S28 USP=[YR=1993] W4 S6 E4 N6$ S17 E13 FSP=[YR=1993] S6 E14 N6 W14$ E31 N45$.

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	0681	POLE SHED	0	100	17	14	238.00	SF	11.25	11.25	100	1995	1995	3	20	536	
5	0351	CARPORT MT	0	100	18	10	180.00	SF	6.60	6.60	100	1993	1993	3	20	238	

LAND DESCRIPTION

TOTAL OB/XF 774

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	0006	RSF-	2100.00	215.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

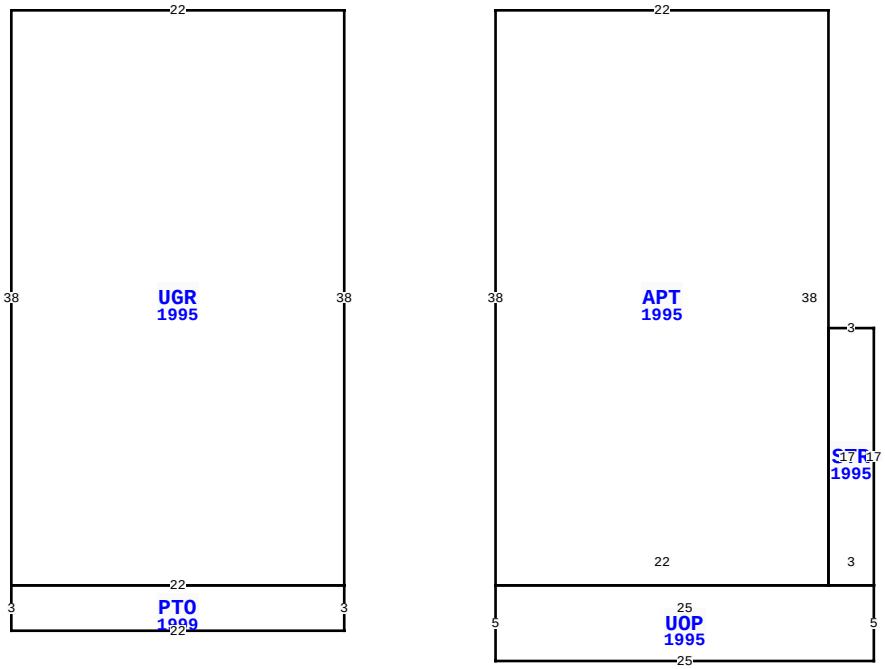
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
APT	836	100	1995	836	66,761
PTO	66	5	1999	3	239
STR	51	10	1995	5	399
UGR	836	45	1995	376	30,026
UOP	125	20	1995	25	1,996
TOTALS	1,914			1,245	99,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	95.6650	100.45	125,060	1981	1990	0	0	0	20.50	79.50

3 SINGLE FAM 0% - 2023 Heated Area: 836 HX Base Yr 2023



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GRANTEE: HALL JOSEPH & HEIDI						
1304/1619	3/28/2005	WD	Q	I	01	100
GRANTOR: SHELTON JAMES C						
GRANTEE: SHELTON JAMES C TRU						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1995] W22 S38 PTO=[YR=1999] S3 E22 N3 W22 $ E22 N38 $ PTR= E10 APT=[YR=1995] S38 UOP=[YR=1995] S5E25 N5 STR=[YR=1995] N17W3S17E3$ W25$ E22N38W22$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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