

LOT 15
IN OR 880/1353
DRURY HOMES PB

1796 DRURY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0200-0015-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8										
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0820		02		1,064		114.2000		97.07		103,282		1974		1999		0		0		0		60.00		40.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		0% - 0						Heated Area: 1008														Tax Group: 8					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					41,313						
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					1,872						
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					93,750						
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					136,935						
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					49,850						
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					87,085						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				1 100																										BASE TAXABLE VALUE					87,085						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					136,935						
Stories		1.		1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
BUD8 Adjustme		05		DIST 1A 100																										PREVIOUS YEAR MKT VALUE					128,949						