

PT LOT 28 IN OR 2564-65
(EX PT IN OR 2754/1275)
E O FRIEND SUB DB Z/165

BLAND JAMES E & GAIL A
2120 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0028-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		13	LVT/LAMNT 100		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 100		
Units			0 100		
BUD8 Adjustme		05	DIST 1A 100		
Occupancy		00	NONE 100		
Quality		05	Quality Level 05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		2020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	152,155
FOP	176	30	1993	53	7,000
USP	120	30	1993	36	4,755
TOTALS				1,241	163,910

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,241	135.2560	142.02	176,247	1975	2010	0	0	0	7.00	93.00
1 SINGLE FAM 100% - 2023 Heated Area: 1152 HX Base Yr 2023												
2120 FRIENDLY RD, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8			Tax Dist:				
BUILDING MARKET VALUE				163,910			
TOTAL MARKET OB/XF VALUE				168			
TOTAL LAND VALUE - MARKET				366,360			
TOTAL MARKET VALUE				530,438			
SOH/AGL Deduction				169,206			
ASSESSED VALUE				361,232			
TOTAL EXEMPTION VALUE			HX	HB	51,411		
BASE TAXABLE VALUE				309,821			
TOTAL JUST VALUE				530,438			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				501,026			