PT OF LOT 63
IN OR 2025/1575
SUB OF PT OF SEC 4 PBK 1/5

PEEPLES PAUL E & CHRISTINE
736 RUBY LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0740-0063-0030

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

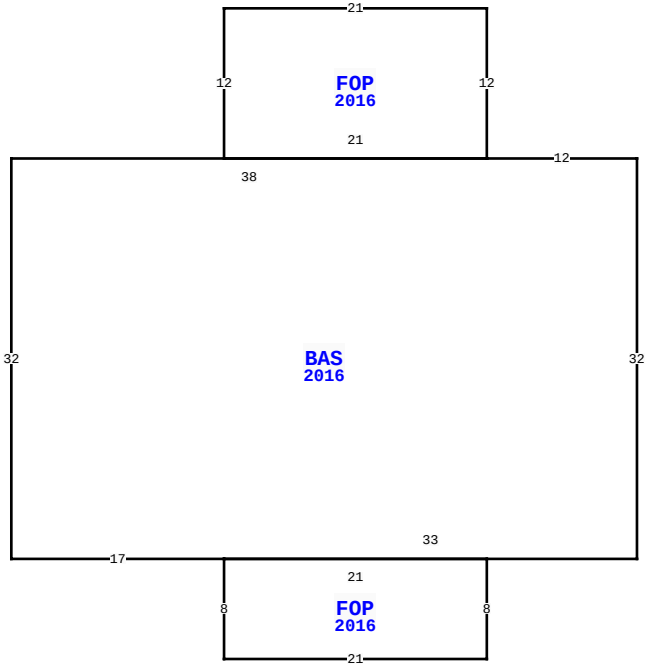
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2016	1,600	183,706
FOP	168	30	2016	50	5,741
FOP	252	30	2016	76	8,726
TOTALS	2,020			1,726	198,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	113.9000	119.60	206,430	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2013 Heated Area: 1600 HX Base Yr 2013



736 RUBY LN, FERNANDINA BEACH

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2026 MLU
INC DATE | AG DATE

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	0510	GARAGE WD-	0	100	0	0	918.00	SF	26.25	26.25	100	1993	1993	3	20	4,820	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		198,173
TOTAL MARKET OB/XF VALUE		4,820
TOTAL LAND VALUE - MARKET		436,000
TOTAL MARKET VALUE		638,993
SOH/AGL Deduction		431,139
ASSESSED VALUE		207,854
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,443
TOTAL JUST VALUE		638,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531410	CO ISSUED	0	04/01/2016
B1531410	NEW CONSTR	0	11/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/1575	1/09/2016	QC	U	I	11	100
GRANTOR: PEEPLES ROCKY I						
GRANTEE: PEEPLES PAUL E & CH						
2007/1645	10/06/2015	QC	U	I	11	100
GRANTOR: PEEPLES PAUL E & CHRI						
GRANTEE: PEEPLES ROCKY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] N12 W21 S12 E21$ W38 S32 E17
FOP=[YR=2016] S8 E21 N8 W21$ E33 N32$.

LAND DESCRIPTION

TOTAL OB/XF 4,820

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	0007	RSF-2	0.00	0.00	1.09	AC		1.00	1.00	1.00	400,000.00	400,000.00	436,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.09 Total Land Value: 436,000 Market: 0 Agricultural: 0 Common: 436,000 PRINTED 07/09/2026 BY SYS