LOT 113
OR 159/660 & OR 347/314 &
OR 523/673

BOATRIGHT ESTELLE
904 STANLEY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128B-0113-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

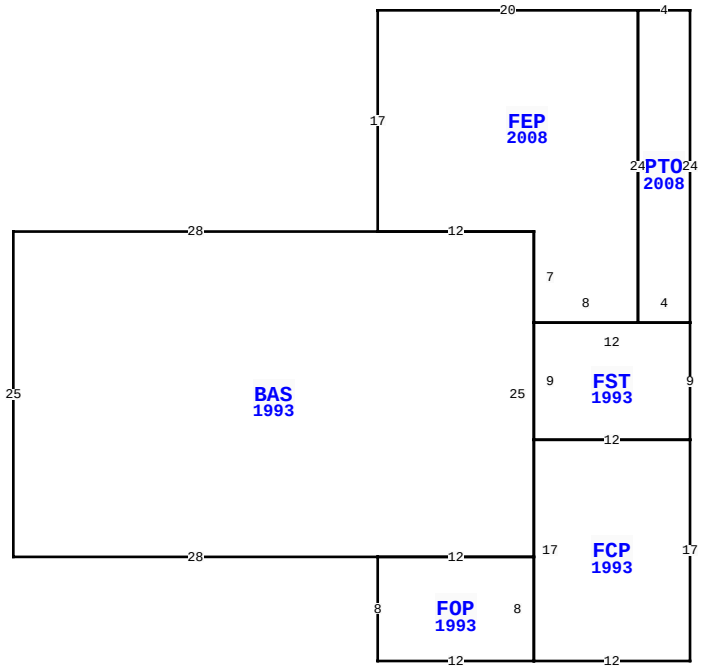
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	102,148
FCP	204	25	1993	51	5,210
FEP	396	80	2008	317	32,381
FOP	96	30	1993	29	2,962
FST	108	55	1993	59	6,027
PTO	96	5	2008	5	511
TOTALS	1,900			1,461	149,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,461	111.1800	116.74	170,557	1955	2000	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 0 Heated Area: 1000 HX Base Yr 1974



904 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,237
TOTAL MARKET OB/XF VALUE		7,127
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		411,364
SOH/AGL Deduction		311,711
ASSESSED VALUE		99,653
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		43,242
TOTAL JUST VALUE		411,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012149	GARAGE	8,500	09/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0523/0673	7/27/1987	FS	U	I		100
GRANTOR: BOATRIGHT FREDDIE E &						
GRANTEE: BOATRIGHT FREDDIE E						
0347/0314	10/01/1981	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W4 FEP=[YR=2008] W20 S17 BAS=[YR=1993] W28 S25 E28 FOP=[YR=1993] S8 E12 FCP=[YR=1993] E12 N17 FST=[YR=1993] N9 W12 S9 E12$ W12 S17$ N8 W12$ E12 N25 W12$ E12 S7 E8 N24$ S24 E4 N24$.

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
2	0510	GARAGE WD-	0	100	23	21	483.00	SF	52.50	52.50	100	2001	2001	3	27	6,847	
3	1242	WD DECK A	0	100	7	20	140.00	SF	10.00	10.00	100	1990	1990	3	20	280	

LAND DESCRIPTION

TOTAL OB/XF 7,127

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	R-1	75.00	158.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS