LOT 121
IN OR 671 PG 284
FOREST HILLS 2 PB 2/77

RYALS CYNTHIA GAIL
806 STANLEY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128B-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

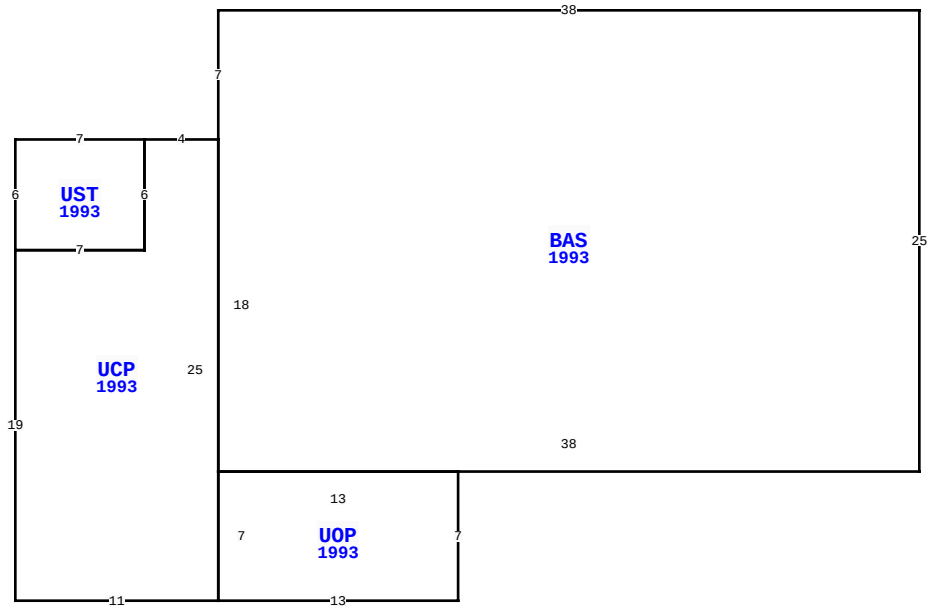
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
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	950	100	1993	950	83,106
UCP	233	20	1993	47	4,111
UOP	91	20	1993	18	1,574
UST	42	45	1993	19	1,662
TOTALS	1,316			1,034	90,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,034	104.1390	109.35	113,068	1952	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 0 Heated Area: 950 HX Base Yr 1993



806 STANLEY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		90,454
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		345,454
SOH/AGL Deduction		269,200
ASSESSED VALUE		76,254
TOTAL EXEMPTION VALUE	HX HB	51,254
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		345,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032505	ELEC OTHER	0	02/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0671/0284	12/02/1992	WD	Q	I		50,000
GRANTOR: RITCHIE PHILIP & B H						
GRANTEE: JONES CYNTHIA G						
0508/0972	1/20/1987	WD	U	I		50,000
GRANTOR: RITCHIE DAVID & IDA						
GRANTEE: RITCHIE PHILIP & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S7 UCP=[YR=1993] W4 UST=[YR=1993] W7 S6 E7N6$ S6 W7 S19 E11 N25 $ S18 UOP=[YR=1993] S7 E13 N7W13$ E38 N25$.

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
1	000100	C	RES	100	0006	R-1	75.00	178.00	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