

S-17 OF LOT 81
A/K/A BLK A LOT 7 AMELIA ACRES
IN OR 2061/662

MOSS KATHLEEN M & BRIAN J
2851 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000A-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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	0900	01	1,384	105.6640	125.48	173,664	1972	1972	0	0	0	19.75	80.25	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 1384 HX Base Yr 2017													
Roof Cover	03	COMP SHNGL 100	46 24 31 26 14 5 7 5 15 BAS 1993 BAS 2007													Tax Group: 8 Tax Dist:													
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE 139,365													
Interior Floo	09	PINE WOOD 80														TOTAL MARKET OB/XF VALUE 3,923													
Interior Floo	11	CLAY TILE 20														TOTAL LAND VALUE - MARKET 100,000													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 243,288													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 101,911													
Bedrooms		3 100														ASSESSED VALUE 141,377													
Bathrooms		1 100														TOTAL EXEMPTION VALUE HX HB 50,000													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 91,377													
Stories	1.	1. 100														TOTAL JUST VALUE 243,288													
Units		0 100	NCON VALUE 0																										
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 208,410																										
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 2029.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,349	100	1,349	135,842																									
BAS	35	100	35	3,525																									
TOTALS 1,384 1,384 139,365																													
EXTRA FEATURES															SALES DATA														
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1	0810	CONCRETE A	0 100	0 0	400.00	SF	6.50	6.50	100	1980	1980	3	35	910		2061/0662	7/22/2016	SW	U	I	12	112,000							
2	0940	SHEDS/PORT	0 100	0 0	96.00	SF	30.00	30.00	100	1980	1980	3	20	576		GRANTOR: FEDERAL NATIONAL MORT													
3	0810	CONCRETE A	0 100	0 0	402.00	SF	6.50	6.50	100	1992	1992	3	66	1,725		GRANTEE: MOSS KATHLEEN M & B													
4	1242	WD DECK A	0 100	7 7	49.00	SF	10.00	10.00	100	2007	2007	3	35	172		2005/0300 9/25/2015 CT U I 18 100													
5	1242	WD DECK A	0 100	27 10	270.00	SF	10.00	10.00	100	1997	1997	3	20	540		GRANTOR: CLERK OF COURT													
															GRANTEE: FEDERAL NATIONAL MO														
															BUILDING NOTES														
															BUILDING DIMENSIONS														
															BAS=[YR=1993] W46 S31 BAS=[YR=2007] S7 E5 N7 W5\$ E5 S7 E15 N14 E26 N24\$.														
LAND DESCRIPTION															TOTAL OB/XF 3,923														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		RS-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000												
REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													