S-20 OF LOTS 80 & 81
(A/K/A BLK A LOT 10 AMELIA
AC UNR) IN OR 2386/1465

KNIGHT CARRIE & ANTHONY S
2815 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000A-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

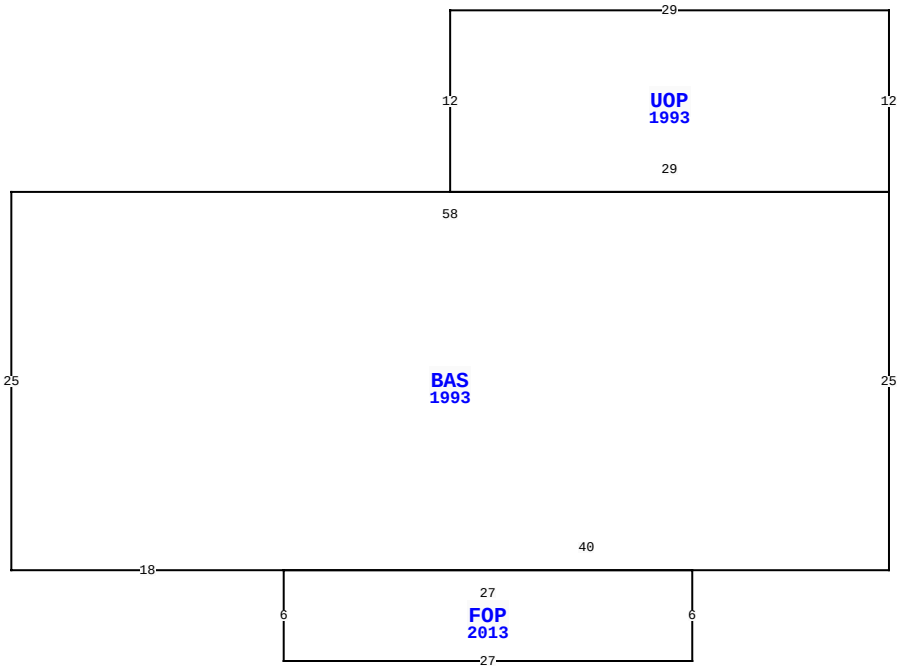
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,450	100	1,450	198,796
FOP	162	30	49	6,718
UOP	348	20	70	9,597
TOTALS	1,960		1,569	215,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,569	130.0857	154.48	242,379	1972	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2021 Heated Area: 1450 HX Base Yr 2021



2815 SCRUB JAY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,663
TOTAL MARKET OB/XF VALUE		1,092
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		328,755
SOH/AGL Deduction		69,884
ASSESSED VALUE		258,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,871
TOTAL JUST VALUE		328,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010678	GARAGE	0	05/01/2021
R1313601	ROOF	7,000	08/01/2013
B1327535	FOP	2,904	08/01/2013
R991512	REPAIR/RRF	2,600	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1465	8/21/2020	WD	Q	I	01	295,000
GRANTOR: CARROLL JUSTIN M & KI						
GRANTEE: KNIGHT CARRIE & ANT						
1751/1320	8/15/2011	WD	U	I	11	105,000
GRANTOR: FANNIE MAE						
GRANTEE: HICKOX KIMBERLY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S25 E18 FOP=[YR=2013] S6 E27 N6W27$ E40 N25$ UOP=[YR=1993] N12 W29 S12E29$.

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	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1980	1980	3	35	1,092	

LAND DESCRIPTION

TOTAL OB/XF 1,092

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	SFR	100		RS-2	105.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

S-20 OF LOTS 80 & 81
(A/K/A BLK A LOT 10 AMELIA
AC UNR) IN OR 2386/1465

KNIGHT CARRIE & ANTHONY S
2815 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000A-0100

BUILDING CHARACTERISTICS

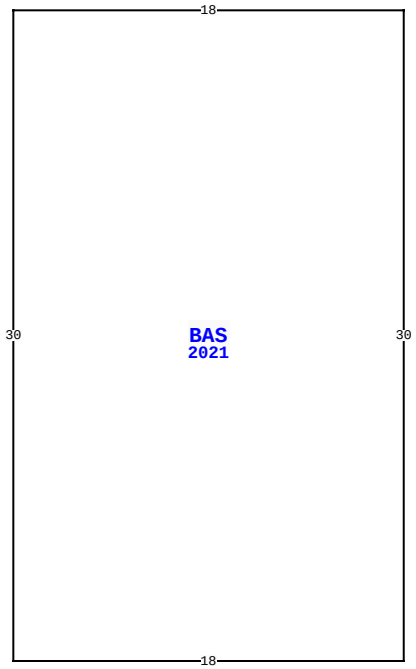
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	540	100	540	12,552
TOTALS	540		540	12,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	67.1000	23.48	12,679	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 540 HX Base Yr 2021



2815 SCRUB JAY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,663
TOTAL MARKET OB/XF VALUE		1,092
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		328,755
SOH/AGL Deduction		69,884
ASSESSED VALUE		258,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,871
TOTAL JUST VALUE		328,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1465	8/21/2020	WD	Q	I	01	295,000
GRANTOR: CARROLL JUSTIN M & KI						
GRANTEE: KNIGHT CARRIE & ANT						
1751/1320	8/15/2011	WD	U	I	11	105,000
GRANTOR: FANNIE MAE						
GRANTEE: HICKOX KIMBERLY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S30 E18 N30$.

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

REVIEW DATE 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS