

S-25 OF LOTS 80 81
CUB PT OF SEC 4 PB 0/59
IN OR 2354/92

MANN GAYLON
2848 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000D-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

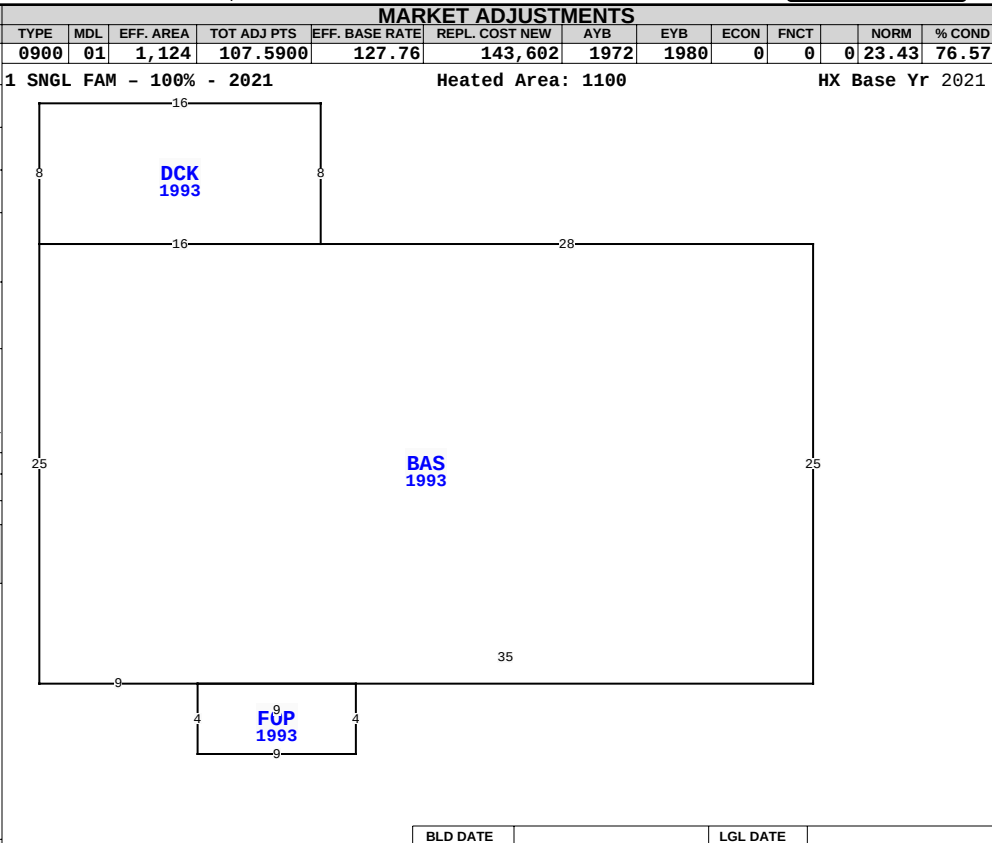
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	107,608
DCK	128	10	13	1,272
FOP	36	30	11	1,076
TOTALS	1,264		1,124	109,956

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
1	0810	CONCRETE A	0 100	0	0	520.00	SF	6.50	6.50	100	1980	1980	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100		RS-2	82.00	155.00	1.00	LT		1.00	1.00

REVIEW DATE 04/28/2020 BY DJA



2848 SCRUB JAY LN, FERNANDINA BEACH													
TOTAL OB/XF 1,183													

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1	000100	C	SFR	100		RS-2	82.00	155.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													8
VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 8							Tax Dist:						
BUILDING MARKET VALUE							109,956						
TOTAL MARKET OB/XF VALUE							1,183						
TOTAL LAND VALUE - MARKET							100,000						
TOTAL MARKET VALUE							211,139						
SOH/AGL Deduction							42,730						
ASSESSED VALUE							168,409						
TOTAL EXEMPTION VALUE							50,000						
BASE TAXABLE VALUE							118,409						
TOTAL JUST VALUE							211,139						
NCON VALUE							0						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							184,425						

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2354/0092	4/14/2020	WD	Q	I	01	175,000			
GRANTOR: ACOSTA GILBERT F									
GRANTEE: MANN GAYLON									
0265/0520	5/01/1978	WD	Q	I		23,600			
GRANTOR:									
GRANTEE:									
BUILDING NOTES									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W28 DCK=[YR=1993] N8 W16 S8 E16\$ W16 S25 E9FOP=[YR=1993] S4 E9N4 W9\$ E35 N25\$.													

PRINTED 08/02/2023 BY SYS