

SCRUGGS FAMILY TRUST/SCRUGGS EMITTE L TRUSTEE
96105 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0741-0103-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3100

Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100
0.100
NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2122.00

TOTALS4,3073,684559,151

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100201720173981,960

20855CONC PAVER0100001,146.00SF7.007.00100201720173977,781

30855CONC PAVER010031133.00SF7.007.0010020172017397224

40855CONC PAVER0100339.00SF7.007.001002017201739761

50462ST/AL FNC0100001,036.00SF10.0010.00100201720173879,013

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,684109.2420155.67573,48820172017002.5097.50

1 SFR CUST - 100% - 2020Heated Area: 3178HX Base Yr 2020

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE559,151

TOTAL MARKET OB/XF VALUE19,039

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE878,190

SOH/AGL Deduction333,705

ASSESSED VALUE544,485

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE494,485

TOTAL JUST VALUE878,190

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE666,840

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

2140/14128/11/2017WDQI02539,900

GRANTOR:D S WARE HOMES LLC

GRANTEE:SCRUGGS FAMILY TRUS

1971/17243/31/2015QCUV11100

GRANTOR:OCEAN BREEZE OF AMELI

GRANTEE:D S WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W12 D3 L3 S3 FOP=[YR=2017] W24 S12 E24 N12\$ S12 W24 N12 W18 S63 E8 S1 FOP=[YR=2017] S8 E21 N2 FGR=[YR=2017] E20 S2 E11 N23 W31 S21\$ N6 W21\$ E21 N15 E31 N52\$.

LAND DESCRIPTIONTOTAL OB/XF19,039

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE08/09/2017BY DJTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 08/02/2023 BY SYS