PT OF LOT 14 IN OR 2325/151
(EX OR 1030/1447 & OR 1904/224
& OR 90/378 & OR 1937/1706 &

BUCHANAN FAMILY REV TRUST/BUCHANAN BRUCE C TRUSTEE
1636 SCOTT RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0014-0010

BUILDING CHARACTERISTICS

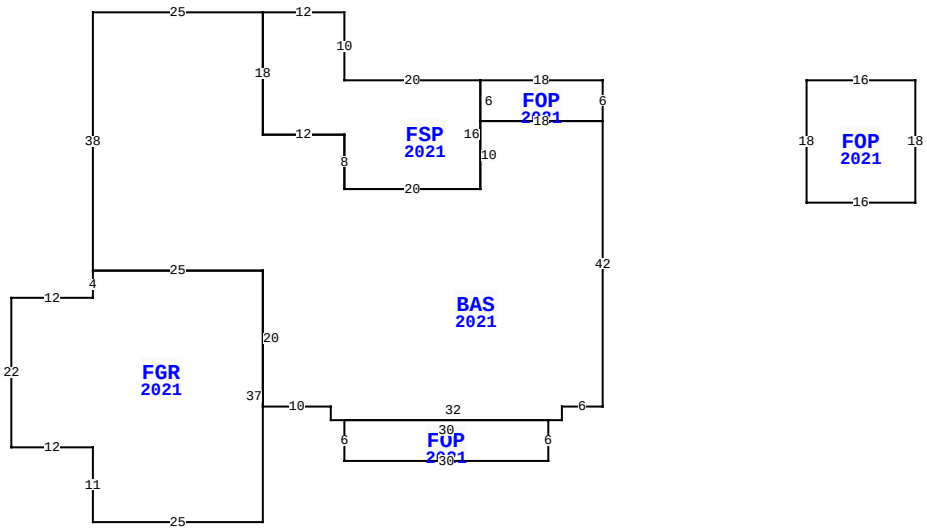
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,894	100	2,894	445,444
FGR	1,189	55	654	100,664
FOP	108	30	32	4,925
FOP	180	30	54	8,312
FOP	288	30	86	13,237
FSP	536	40	214	32,939
TOTALS	5,195		3,934	605,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,934	108.0135	153.92	605,521	2021	2021	0	0	0	0.00	100.00

3 SFR CUST – 100% - 2022 Heated Area: 2894 HX Base Yr 2022



1636 SCOTT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		605,521
TOTAL MARKET OB/XF VALUE		40,490
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		896,011
SOH/AGL Deduction		124,089
ASSESSED VALUE		771,922
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		721,922
TOTAL JUST VALUE		896,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214721	CO ISSUED	438,995	08/01/2021
B2006507	NEW CONSTR	438,995	07/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0151	12/12/2019	WD	Q	V	01	220,000
GRANTOR: DRAYTON PROPERTIES LL						
GRANTEE: BUCHANAN FAMILY REV						
2019/0388	12/16/2015	WD	Q	V	01	135,000
GRANTOR: WIGGINS ROBERT L SR						
GRANTEE: DRAYTON PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W18 FSP=[YR=2021] W20 N10 W12 BAS=[YR=2021] W25 S38 FGR=[YR=2021] S4 W12 S22 E12 S11 E25 N37 W25 $ E25 S20 E10 S2 E2 FOP=[YR=2021] S6 E30 N6 W30 $ E32 N2 E6 N42 W18 S10 W20 N8 W12 N18 $ S18 E12 S8 E20 N16 $ S6 E18 N6 $ PTR= E30 FOP=[YR=2021] E16 S18 W16 N18 $ W30$.

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
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
8	0855	CONC PAVER	0	100	0	0	3,699.00	SF	10.00	10.00	100	2021	2021	3	100	36,990	

LAND DESCRIPTION

TOTAL OB/XF 40,490

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 12/10/2021 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS