BLOCK B S 95 FT OF LOTS 7
8 & 9 & S 6 FT OF N 51.50
FT OF W 36.50 FT OF 7

SCRUGGS SETH & CARRIE
1512 HACKBERRY CT
ST JOHNS, FL 32259

2023

00-00-31-100A-000B-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

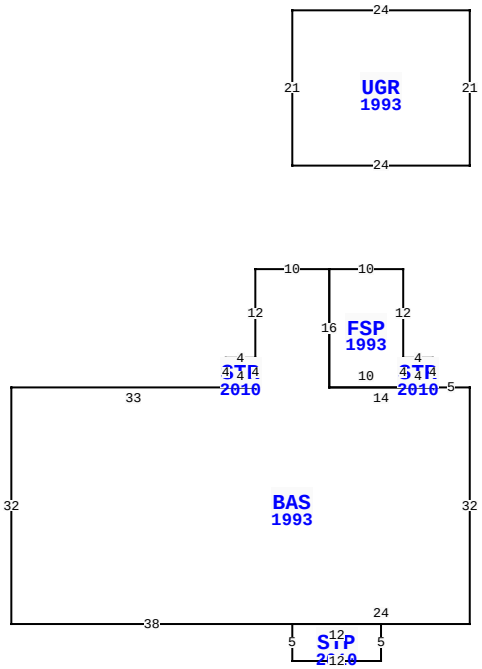
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2,144	243,652
FSP	160	40	64	7,273
STP	60	10	6	682
STR	16	10	2	228
STR	16	10	2	228
UGR	504	45	227	25,797
TOTALS	2,900		2,445	277,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,445	118.9524	141.26	345,381	1972	1995	0	0	0	19.55	80.45

1 SNGL FAM – 0% - 0 Heated Area: 2144 HX Base Yr



20 S 20TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,859
TOTAL MARKET OB/XF VALUE	6,155
TOTAL LAND VALUE - MARKET	262,654
TOTAL MARKET VALUE	546,668
SOH/AGL Deduction	119,777
ASSESSED VALUE	426,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,891
TOTAL JUST VALUE	546,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100819	REMODEL	2,250	05/17/2010
20100805	REMODEL	22,000	05/13/2010
20051829	REPAIR/RRF	8,000	05/23/2005
20051706	REMODEL	2,000	04/29/2005
20051473	ELEC OTHER	1,000	03/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1826	9/14/2018	WD	Q	I	01	390,000
GRANTOR: PARKER JAMES W & MOLL						
GRANTEE: SCRUGGS SETH & CARR						
0328/0226	1/01/1981	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 STR=[YR=2010] N4W4 FSP=[YR=1993]
N12W10S16E10N4$ S4E4$ W14N16W10S12 STR=[YR=2010] W4S4E4N4$
S4W33 S32E38 STP=[YR=2010] S5E12N5 W12$ E24 N32$ PTR= N30
UGR=[YR=1993] N21 W24 S21 E24 $ S30$.

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	0	65	16	1,040.00	SF	6.50	6.50	100	1986	1986	3	52	3,515	
3	0810	CONCRETE A	0	0	0	0	442.00	SF	6.50	6.50	100	1995	1995	3	72	2,069	
4	0825	BRICK	0	0	5	35	175.00	SF	3.75	3.75	100	1990	1990	3	87	571	

LAND DESCRIPTION

TOTAL OB/XF 6,155

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	0			95.00	150.00	95.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	262,200							
2	000100	C	SFR	0			6.00	37.00	6.00	FF	1	0.63	1.00	0.03	2,400.00	75.60	454							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 262,654 Market: 0 Agricultural: 0 Common: 262,654 PRINTED 08/02/2023 BY SYS