

S-17 OF LOT 81  
A/K/A BLK A LOT 7 AMELIA ACRES  
IN OR 2061/662

MOSS KATHLEEN M & BRIAN J  
2851 SCRUB JAY LN  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000A-0070



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                                                                                                                                                                       |                      |           |             |                |                |             | MARKET ADJUSTMENTS |           |           |             |         |                       |                                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|--------------------|-----------|-----------|-------------|---------|-----------------------|-----------------------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|----------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                                                                                                                                                                  | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT      | NORM        | % COND  | VALUATION SUMMARY     |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 100    | 0900                                                                                                                                                                  | 01                   | 1,384     | 105.6640    | 132.08         | 182,799        | 1972        | 1972               | 0         | 0         | 20.00       | 80.00   | VALUATION BY STANDARD |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2017                                                                                                                                              |                      |           |             |                |                |             |                    |           |           |             |         |                       | Heated Area: 1384 HX Base Yr 2017 |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 | <div><div>46</div><div>24</div><div>31</div><div>26</div><div>14</div><div>5</div><div>7</div><div>5</div><div>15</div></div> <div>BAS 1993</div> <div>BAS 2007</div> |                      |           |             |                |                |             |                    |           |           |             |         |                       | BAS 1993                          |            |                             |      |                        |      |     |    |        |  | BAS 2007 |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 04               | PLYWOOD 100    |                                                                                                                                                                       |                      |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 09               | PINE WOOD 80   |                                                                                                                                                                       |                      |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 20   |                                                                                                                                                                       |                      |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 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                                                                                                                                           | 1,349            | 100            | 1,349                                                                                                                                                                 | 142,541              |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 35               | 100            | 35                                                                                                                                                                    | 3,698                |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 1,384                                                                                                                                                                 | 1,384                | 146,239   |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 2851 SCRUB JAY LN, FERNANDINA BEACH                                                                                                                                   |                      |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 0810             | CONCRETE A     | 0                                                                                                                                                                     | 100                  | 0         | 0           | 400.00         | SF             | 6.50        | 6.50               | 100       | 1980      | 1980        | 3       | 32.5                  | 845                               |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0940             | SHEDS/PORT     | 0                                                                                                                                                                     | 100                  | 0         | 0           | 96.00          | SF             | 30.00       | 30.00              | 100       | 1980      | 1980        | 3       | 20                    | 576                               |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A     | 0                                                                                                                                                                     | 100                  | 0         | 0           | 402.00         | SF             | 6.50        | 6.50               | 100       | 1992      | 1992        | 3       | 64                    | 1,672                             |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 1242             | WD DECK A      | 0                                                                                                                                                                     | 100                  | 7         | 7           | 49.00          | SF             | 10.00       | 10.00              | 100       | 2007      | 2007        | 3       | 31                    | 152                               |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 1242             | WD DECK A      | 0                                                                                                                                                                     | 100                  | 27        | 10          | 270.00         | SF             | 10.00       | 10.00              | 100       | 1997      | 1997        | 3       | 20                    | 540                               |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                                                                                                                                                                       |                      |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION                                                                                                                                                  | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPHT 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                  |           | RSF-2       | 85.00          | 150.00         | 1.00        | LT                 |           | 1.00      | 1.00        | 1.00    | 120,000.00            | 120,000.00                        | 120,000    |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS |                  |                |                                                                                                                                                                       |                      |           |             |                |                |             |                    |           |           |             |         |                       |                                   |            |                             |      |                        |      |     |    |        |  |          |  |  |  |  |  |  |  |  |  |