S-13 OF LOTS 81 82
SUB PT OF SEC 4 PB 0/59
IN OR 2298/1534

MORRIS LAURA E
2826 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000D-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

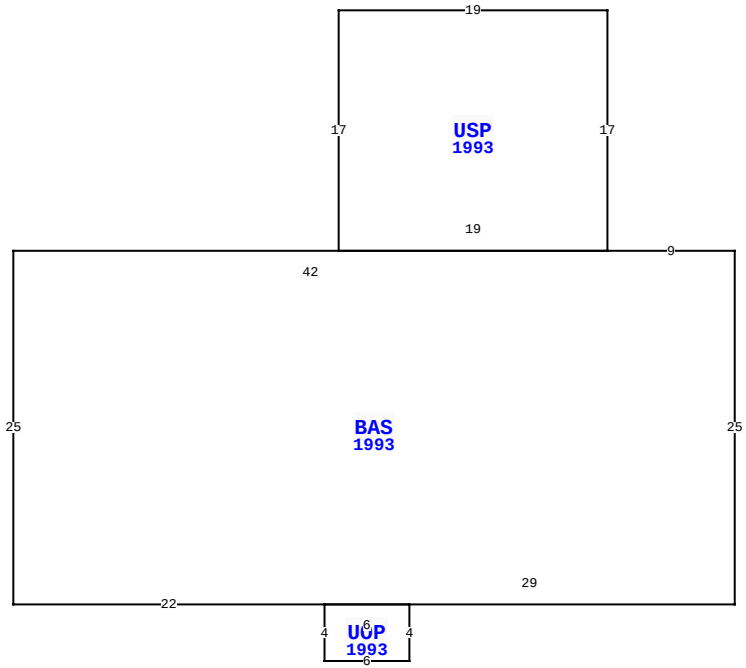
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,275	100	1,275	160,719
UOP	24	20	5	630
USP	323	30	97	12,227
TOTALS	1,622		1,377	173,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,377	108.7840	135.98	187,244	1971	2009	0	0	0	7.30	92.70

1 SNGL FAM – 100% - 2022 Heated Area: 1275 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2826 SCRUB JAY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		173,575
TOTAL MARKET OB/XF VALUE		1,027
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		294,602
SOH/AGL Deduction		33,581
ASSESSED VALUE		261,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,021
TOTAL JUST VALUE		294,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2298/1534	8/15/2019	WD	Q	I	01	258,000
GRANTOR: SAND & SUN VENTURES L						
GRANTEE: MORRIS LAURA E						
2205/1037	6/18/2018	WD	Q	I	01	218,000
GRANTOR: GIRGIS ROGER SR						
GRANTEE: SAND & SUN VENTURES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=1993] N17 W19 S17 E19$ W42 S25 E22
UOP=[YR=1993] S4 E6 N4 W6$ E29 N25$.

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	100	0	0	486.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,027	

LAND DESCRIPTION

TOTAL OB/XF 1,027

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		RSF-2	82.00	155.00	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