S-26 OF LOTS 81 & 82
A/K/A BLK D LOT 3
IN OR 820/7

IVEY JUDI ALICE FENDER EST
C/O WHITNEY LECUYER, 2838 SCRUB JAY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000D-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

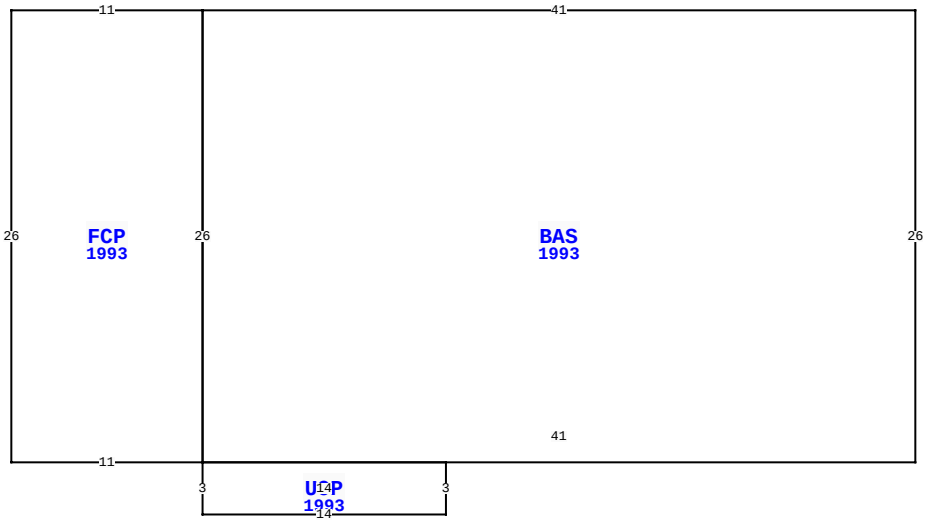
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,066	100	1,066	115,657
FCP	286	25	72	7,812
UOP	42	20	8	868
TOTALS	1,394		1,146	124,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,146	113.9500	142.44	163,236	1972	1980	0	0	0	23.83	76.17

1 SNGL FAM – 0% - 0 Heated Area: 1066 HX Base Yr



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

2838 SCRUB JAY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,337
TOTAL MARKET OB/XF VALUE	1,268
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	245,605
SOH/AGL Deduction	14,236
ASSESSED VALUE	231,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,369
TOTAL JUST VALUE	245,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0820/0007	1/20/1998	WD	U	I	06	11,300
GRANTOR: DEEN FELDER E						
GRANTEE: IVEY JUDI ALICE FEN						
0709/0260	7/14/1994	WD	U	I	06	17,000
GRANTOR: IVEY JUDI ALICE FENDE						
GRANTEE: DEEN FELDER E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FCP=[YR=1993] W11 S26 E11 N26$ S26
UOP=[YR=1993] S3 E14 N3 W14$ E41 N26$.

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	0	0	600.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,268	

LAND DESCRIPTION

TOTAL OB/XF 1,268

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		RSF-2	82.00	156.00	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