S-25 OF LOTS 80 81
CUB PT OF SEC 4 PB 0/59
IN OR 2354/92

MANN GAYLON
2848 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000D-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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

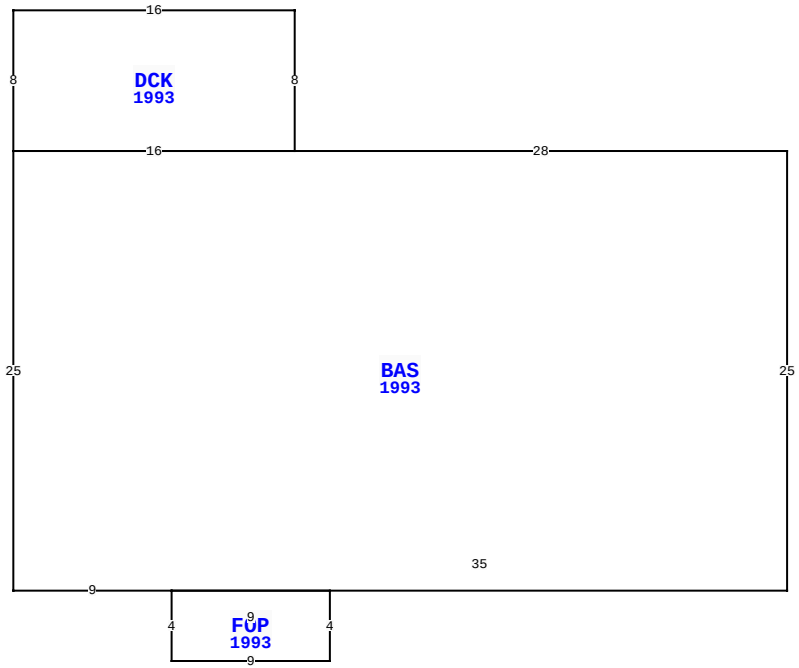
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	112,685
DCK	128	10	13	1,331
FOP	36	30	11	1,127
TOTALS	1,264		1,124	115,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,124	107.5900	134.49	151,167	1972	1980	0	0	0	23.83	76.17

1 SNGL FAM – 100% - 2021 Heated Area: 1100 HX Base Yr 2021



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

2848 SCRUB JAY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		115,144
TOTAL MARKET OB/XF VALUE		1,099
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		236,243
SOH/AGL Deduction		62,782
ASSESSED VALUE		173,461
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,461
TOTAL JUST VALUE		236,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/0092	4/14/2020	WD	Q	I	01	175,000
GRANTOR: ACOSTA GILBERT F						
GRANTEE: MANN GAYLON						
0265/0520	5/01/1978	WD	Q	I		23,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 DCK=[YR=1993] N8 W16 S8 E16$ W16 S25
E9FOP=[YR=1993] S4 E9N4 W9$ E35 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	520.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,099	

LAND DESCRIPTION

TOTAL OB/XF 1,099

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