

S-12 OF LOTS 81 & 82
SUB PT OF SEC 4 PB 0/59
IN OR 2397/1553

SCHMIDT BRYCE C/SCHMIDT REGINA & ERIC
2862 SCRUB JAY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000D-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	11
Interior Floo	13
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	05
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	160,611
STP	24	10	2	318
STP	24	10	2	318
STP	24	10	2	318
TOTALS	1,084		1,018	161,563

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	0811	CONCRETE B	0	100	0	0	689.00	SF	2.60	2.60	100	1971	1971	3	22	394	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	1998	1998	3	20	749	
3	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100	2024	2023		100	4,000	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,018	138.7584	173.45	176,572	1971	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2022											
Heated Area: 1012											
HX Base Yr 2022											
2862 SCRUB JAY LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/14/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	689.00	SF	2.60	2.60	100
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100
3	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	85.00	160.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	161,563
TOTAL MARKET OB/XF VALUE	5,143
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	286,706
SOH/AGL Deduction	62,759
ASSESSED VALUE	223,947
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	173,947
TOTAL JUST VALUE	286,706
NCON VALUE	4,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2397/1553	9/15/2020	WD	Q	I	01	255,000	
GRANTOR: JOHNSON JACQUELYN MAR							
GRANTEE: SCHMIDT BRYCE C & R							
2165/1623	12/15/2017	WD	Q	I	01	160,000	
GRANTOR: USHER KIP							
GRANTEE: JOHNSON JACQUELYN M							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 STP=[YR=1993] N4 W6 S4 E6\$ W21	
STP=[YR=1993] N4 W6 S4 E6\$ W10 S22 E11 STP=[YR=1993] S4 E6 N4	
W6\$ E35 N22\$.	