

LOT 1
F/K/A PT LOT 4 JACOBSON SUB
PB 5/238

SPERANZA ARCANGELO & KIMBERLY
1517 SCOTT RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0185-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	20	. 100
Occupancy	00	NONE 100

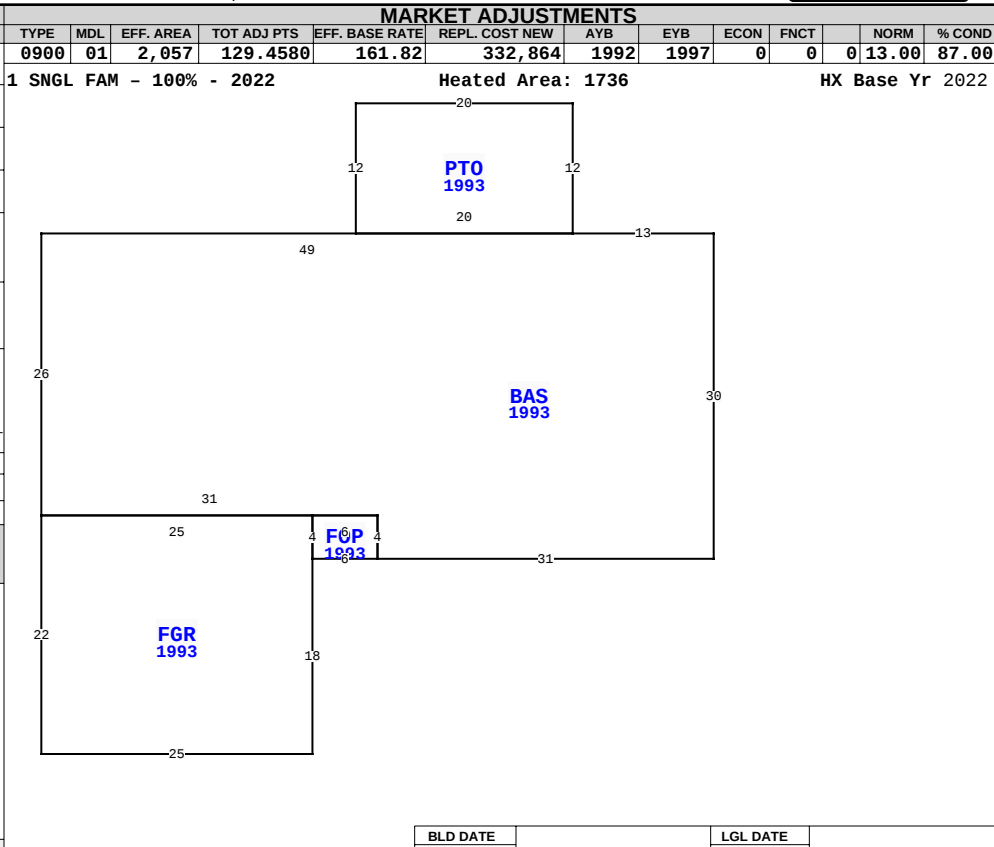
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	244,400
FGR	550	55	302	42,517
FOP	24	30	7	986
PTO	240	5	12	1,690
TOTALS	2,550		2,057	289,592

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	447.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	

LAND DESCRIPTION											
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-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										289,592	
TOTAL MARKET OB/XF VALUE										5,148	
TOTAL LAND VALUE - MARKET										250,000	
TOTAL MARKET VALUE										544,740	
SOH/AGL Deduction										195,533	
ASSESSED VALUE										349,207	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										299,207	
TOTAL JUST VALUE										544,740	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										465,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615071	ROOF	7,000	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1388	9/12/2019	WD	Q	I	01	335,000
GRANTOR: COLEBOURNE SCOTT FRAN						
GRANTEE: SPERANZA ARCANGELO						
1817/1546	9/25/2012	WD	Q	I	02	235,000
GRANTOR: KROMANN PHOEBE M						
GRANTEE: COLEBOURNE SCOTT FR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 PTO=[YR=1993] N12 W20 S12 E20 \$ W49 S26											
FGR=[YR=1993] S22 E25 N18 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 W25											
\$ E31 S4 E31 N30 \$.											