

LOT 103
IN OR 2140/1412
OCEAN BREEZE AT AMELIA PB 8/91

SCRUGGS FAMILY TRUST/SCRUGGS EMITTE L TRUSTEE
96105 OCEAN BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0103-0000

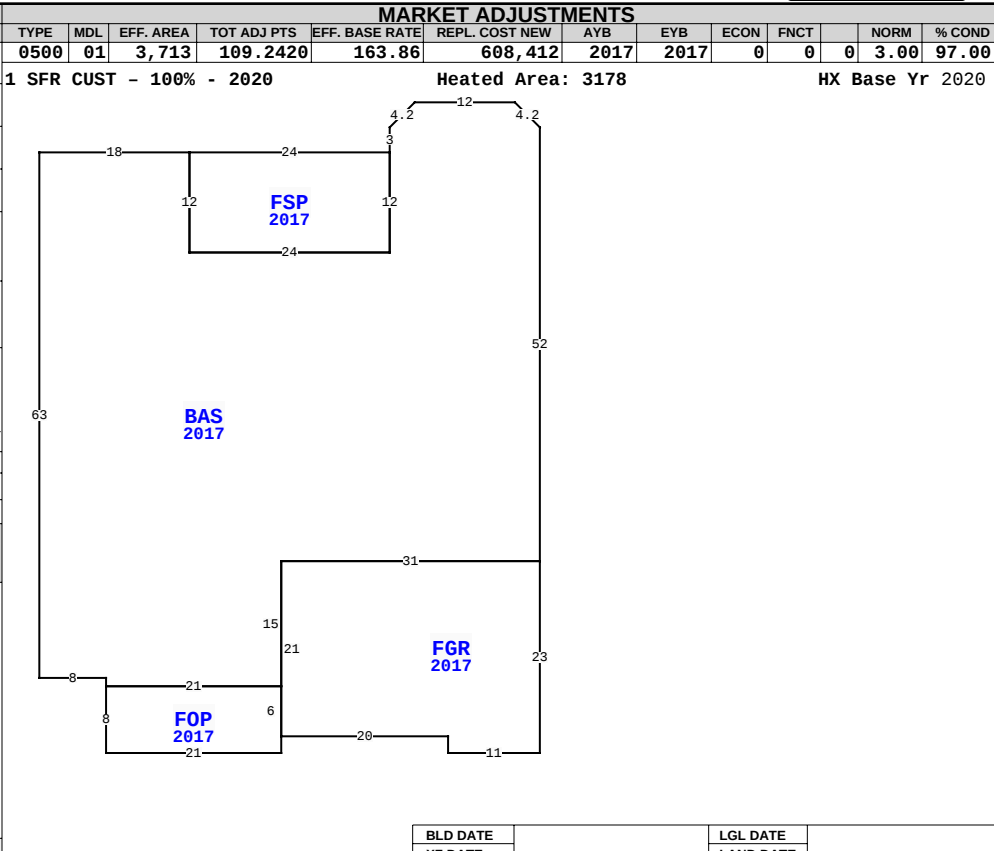


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 02	
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,178	100	3,178	505,125
FGR	673	55	370	58,809
FOP	168	30	50	7,947
FSP	288	40	115	18,279
TOTALS	4,307		3,713	590,160

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0	100	0	0	1,146.00	SF 7.00	7.00	100	2017
3	0855	CONC PAVER	0	100	3	11	33.00	SF 7.00	7.00	100	2017
4	0855	CONC PAVER	0	100	3	3	9.00	SF 7.00	7.00	100	2017
5	0462	ST/AL FNC	0	100	0	0	1,036.00	SF 10.00	10.00	100	2017

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		PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
18,728											

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18,728											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		590,160	
TOTAL MARKET OB/XF VALUE		18,728	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		908,888	
SOH/AGL Deduction		348,068	
ASSESSED VALUE		560,820	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		510,820	
TOTAL JUST VALUE		908,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		878,190	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633480	NEW CONSTR	396,895	11/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2140/1412	8/11/2017	WD	Q	I	02
GRANTOR: D S WARE HOMES LLC					
GRANTEE: SCRUGGS FAMILY TRUS					
1971/1724	3/31/2015	QC	U	V	11
GRANTOR: OCEAN BREEZE OF AMELI					
GRANTEE: D S WARE HOMES LLC					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017;ORIG=0,0] U3L3 W12 D3L3 S3 S12 W24 N12 W18 S63 E8 S1 E21 N15 E31 N52 \$											
FGR=[YR=2017;ORIG=-31,73] E20 S2 E11 N23 W31 S21 \$											
FSP=[YR=2017;ORIG=-18,3] W24 S12 E24 N12 \$											
FOP=[YR=2017;ORIG=-52,67] S8 E21 N2 N6 W21 \$											