

PT OF LOT 14 IN OR 2325/151
(EX OR 1030/1447 & OR 1904/224
& OR 90/378 & OR 1937/1706 &

BUCHANAN FAMILY REV TRUST/BUCHANAN BRUCE C TRUSTEE
1636 SCOTT RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0780-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,894	100	2,894	466,542
FGR	1,189	55	654	105,431
FOP	108	30	32	5,159
FOP	180	30	54	8,705
FOP	288	30	86	13,864
FSP	536	40	214	34,499

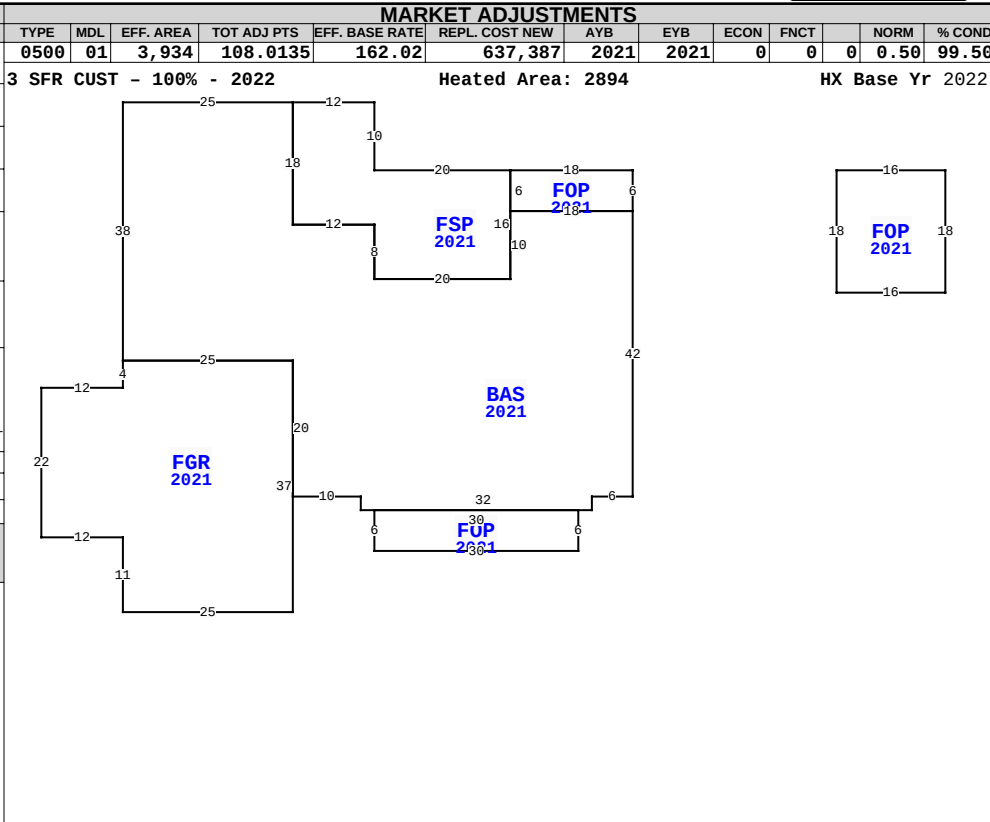
TOTALS 5,195 3,934 634,200

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0855	CONC PAVER

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0 100	0	0	3,699.00	SF	10.00	10.00	100	2021	2021	3	99	36,620	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE 12/10/2021 BY RK



1636 SCOTT RD, FERNANDINA BEACH

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

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L N	USE CODE	CLS
1	000100	C

REVIEW DATE 12/10/2021 BY RK

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	634,200	
TOTAL MARKET OB/XF VALUE	40,085	
TOTAL LAND VALUE - MARKET	250,000	
TOTAL MARKET VALUE	924,285	
SOH/AGL Deduction	129,205	
ASSESSED VALUE	795,080	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	745,080	
TOTAL JUST VALUE	924,285	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	896,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214721	CO ISSUED	438,995	08/01/2021
B2006507	NEW CONSTR	438,995	07/27/2020

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2325/0151	12/12/2019	WD Q V
GRANTOR: DRAYTON PROPERTIES LL		
GRANTEE: BUCHANAN FAMILY REV		
2019/0388	12/16/2015	WD Q V
GRANTOR: WIGGINS ROBERT L SR		
GRANTEE: DRAYTON PROPERTIES		

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2021]	W18 FSP=[YR=2021]	W20 N10 W12 BAS=[YR=2021]
W25 S38 FGR=[YR=2021]	S4 W12 S22 E12 S11 E25 N37 W25	\$ E25
S20 E10 S2 E2 FOP=[YR=2021]	S6 E30 N6 W30 \$ E32 N2 E6 N42	
W18 S10 W20 N8 W12 N18 \$ S18 E12 S8 E20 N16 \$ S6 E18 N6 \$		
PTR= E30 FOP=[YR=2021]	E16 S18 W16 N18 \$ W30\$.	

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS