

PT OF LOT 14
IN OR 1904/224 & OR 1937/1706
(EX UTIL & WELL ESMT IN

GREENE ROBERT E III & LEAH OGLESBY
1630 SCOTT ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0780-0014-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

--	--	--

Quality 06 Quality Level 06

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	1,845	100	1,845	262,368
FGR	625	55	344	48,919
FOP	71	30	21	2,987
FOP	204	30	61	8,675
FOP	437	30	131	18,629
FUS	681	100	681	96,842
SFB	309	80	247	35,124
SFB	334	80	267	37,969
STR	106	10	11	1,564

TOTALS 4,612 3,608 513,075

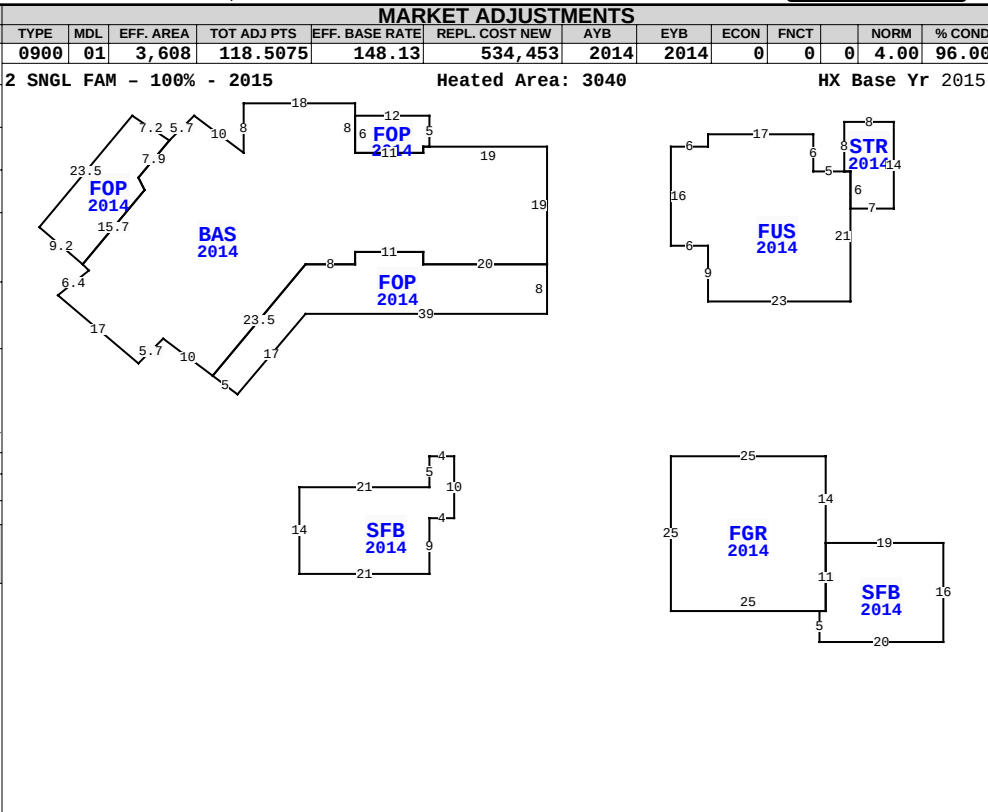
EXTRA FEATURES

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	1,322.00	SF	5.20	5.20	100	2014	2014	3	95	6,531	
2	0856	POROUS CC	0	100	0	0	780.00	SF	2.50	2.50	100	2014	2014	3	95	1,853	
3	0861	POOL GUNIT	0	100	0	0	481.00	SF	85.00	85.00	100	2014	2014	3	75	30,664	
4	0855	CONC PAVER	0	100	0	0	1,439.00	SF	7.00	7.00	100	2014	2014	3	95	9,569	
5	0851	PATIO STON	0	100	0	0	242.00	SF	0.75	0.75	100	2014	2014	3	95	172	
6	0510	GARAGE WD-	0	100	25	22	550.00	SF	35.00	35.00	100	2020	2020	3	93	17,903	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 04/05/2021 BY RK



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 66,692

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

Market: 0 Agricultural: 0 Common: 275,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		513,075	
TOTAL MARKET OB/XF VALUE		66,692	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		854,767	
SOH/AGL Deduction		173,451	
ASSESSED VALUE		681,316	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		631,316	
TOTAL JUST VALUE		854,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		833,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003275	ADDITION	17,000	04/15/2020
B1428510	CO ISSUED	0	11/17/2014
B1429057	SWIM POOL	20,000	07/01/2014
1428510	NEW CONSTR	324,735	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1904/0224	2/19/2014	WD	Q	V	02	118,000

GRANTOR: WIGGINS ROBERT L SR
GRANTEE: GREEN ROBERT E III
1140/1929 5/29/2003 WD Q I 500,000
GRANTOR: BUCHANAN WILLIAM DENN
GRANTEE: WIGGINS ROBERT L SR

BUILDING NOTES

BUILDING DIMENSIONS									
---------------------	--	--	--	--	--	--	--	--	--

BAS=[YR=2014] W19 FOP=[YR=2014] N5 W12 S6 E11 N1 E1\$ W1 S1
W11 N8 W18 S8 U6 L8 L4 D4 FOP=[YR=2014] U4 L6 L15 D18 D6
R7 U12 R10 U2 L1 U6 R5 \$ D6 L5 D2 R1 D12 L10 D1 R1 L5
D4 R13 D11 U4 R4 D6 R8 FOP=[YR=2014] D3 R4 U13 R11 E39
N8 W20N2W11S2W8 D18 L15 \$ U18 R15 E8N2E11S2E20N19\$ PTR=E20
FUS=[YR=2014] E6 N2 E17 S6 E5 STR=[YR=2014] N8E8S14W7N6 W1\$
E1 S21 W23N9W6N16\$ W20 PTR=E20 S50 FGR=[YR=2014] E25 S14
SFB=[YR=2014] E19 S16 W20 N5 E1 N11\$ S11 W25N25\$ N50 W20\$
PTR=S50 W15 SFB=[YR=2014] W4 S5 W21 S14 E21 N9 E4 N10\$ N50
E15\$.