BLOCK B S 95 FT OF LOTS 7
8 & 9 & S 6 FT OF N 51.50
FT OF W 36.50 FT OF 7

SCRUGGS SETH & CARRIE
1512 HACKBERRY CT
ST JOHNS, FL 32259

# 2024

00-00-31-100A-000B-0070

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

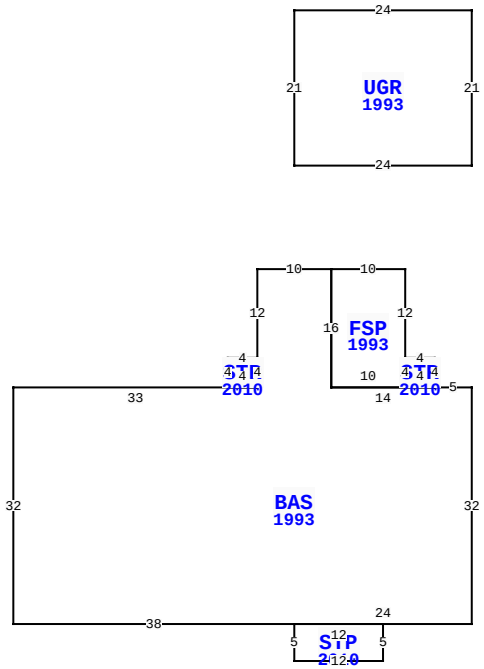
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,144 | 100 | 2,144 | 254,140 |
| FSP | 160 | 40 | 64 | 7,586 |
| STP | 60 | 10 | 6 | 711 |
| STR | 16 | 10 | 2 | 237 |
| STR | 16 | 10 | 2 | 237 |
| UGR | 504 | 45 | 227 | 26,908 |
| TOTALS | 2,900 | | 2,445 | 289,820 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,445 | 118.9524 | 148.69 | 363,547 | 1972 | 1995 | 0 | 0 | 0 | 20.28 | 79.72 |

1 SNGL FAM – 0% - 0 Heated Area: 2144 HX Base Yr




20 S 20TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/25/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 289,820 |
| TOTAL MARKET OB/XF VALUE | 5,921 |
| TOTAL LAND VALUE - MARKET | 306,429 |
| TOTAL MARKET VALUE | 602,170 |
| SOH/AGL Deduction | 132,590 |
| ASSESSED VALUE | 469,580 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 469,580 |
| TOTAL JUST VALUE | 602,170 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 546,668 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100819 | REMODEL | 2,250 | 05/17/2010 |
| 20100805 | REMODEL | 22,000 | 05/13/2010 |
| 20051829 | REPAIR/RRF | 8,000 | 05/23/2005 |
| 20051706 | REMODEL | 2,000 | 04/29/2005 |
| 20051473 | ELEC OTHER | 1,000 | 03/28/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2224/1826 | 9/14/2018 | WD | Q | I | 01 | 390,000 |
| GRANTOR: PARKER JAMES W & MOLL | | | | | | |
| GRANTEE: SCRUGGS SETH & CARR | | | | | | |
| 0328/0226 | 1/01/1981 | WD | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W5 STR=[YR=2010] N4W4 FSP=[YR=1993]
N12W10S16E10N4$ S4E4$ W14N16W10S12 STR=[YR=2010] W4S4E4N4$
S4W33 S32E38 STP=[YR=2010] S5E12N5 W12$ E24 N32$ PTR= N30
UGR=[YR=1993] N21 W24 S21 E24 $ S30$ .

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 0 | 65 | 16 | 1,040.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 49.5 | 3,346 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 442.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 70 | 2,011 | |
| 3 | 0825 | BRICK | 0 | 0 | 5 | 35 | 175.00 | SF | 3.75 | 3.75 | 100 | 1990 | 1990 | 3 | 86 | 564 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,921

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | | R-1 | 95.00 | 150.00 | 95.00 | FF | 1 | 1.15 | 1.00 | 1.15 | 2,800.00 | 3,220.00 | 305,900 | | | | | | | |
| 2 | 000100 | C | SFR | 0 | | R-1 | 6.00 | 37.00 | 6.00 | FF | 1 | 0.63 | 1.00 | 0.03 | 2,800.00 | 88.20 | 529 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 306,429 Market: 0 Agricultural: 0 Common: 306,429 PRINTED 08/06/2024 BY SYS