LOT 275
IN OR 1984/1891
NORTH HAMPTON PHASE 1 PB 6/215

SCRUGGS JOHN W III &/BROWN DANIEL S III
85017 WAINSCOTT CT
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0275-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

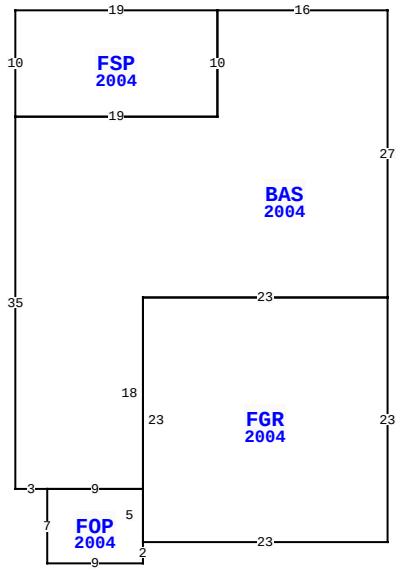
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

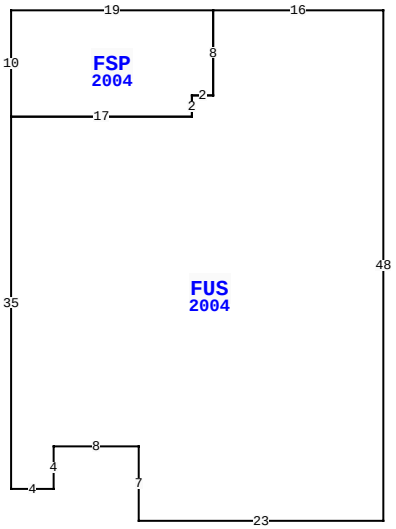
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	971	100	971	127,068
FGR	529	55	291	38,081
FOP	63	30	19	2,486
FSP	186	40	74	9,684
FSP	190	40	76	9,946
FUS	1,426	100	1,426	186,611
TOTALS	3,365		2,857	373,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,857	115.6764	144.60	413,122	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2016 Heated Area: 2397 HX Base Yr 2016





85017 WAINSCOTT CT, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,875
TOTAL MARKET OB/XF VALUE		12,267
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		513,642
SOH/AGL Deduction		244,714
ASSESSED VALUE		268,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,928
TOTAL JUST VALUE		513,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412399	NEW CONSTR	169,050	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/1891	6/05/2015	WD	Q	I	02	318,000
GRANTOR: EMPEN JOSHUA M & JOHA						
GRANTEE: SCRUGGS JOHN W III						
1790/1858	4/25/2012	WD	Q	I	02	235,000
GRANTOR: STEELE GREGORY & REBE						
GRANTEE: EMPEN JOSHUA M & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FSP=[YR=2004] W19 S10 E19 N10$ S10 W19 S35 E3 FOP=[YR=2004] S7 E9 N2 FGR=[YR=2004] E23 N23 W23 S23$ N5 W9$ E9 N18 E23 N27$ PTR=E15 FSP=[YR=2004] E19 FUS=[YR=2004] E16 S48 W23 N7 W8 S4 W4 N35 E17 N2 E2 N8$ S8 W2 S2 W17 N10$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	928.00	SF	10.00	10.00	100	2021	2021	3	99	9,187	

LAND DESCRIPTION

TOTAL OB/XF 12,267

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS