

LOT 110
VILLAGE WALK PHASE 2
PBK 2243/434

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

2024

40-2N-27-1102-0110-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2,033	237,481
FGR	448	55	246	28,736
FOP	36	30	11	1,285
FSP	216	40	86	10,046
FST	18	55	10	1,168
TOTALS	2,751		2,386	278,715

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	678.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

REVIEW DATE 02/09/2021 BY NW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,386	123.5829	117.40	280,116	2021	2021	0	0
1 SINGLE FAM - 0% - 0 Heated Area: 2033 HX Base Yr									
83242 YULEECOTE CT, FERNANDINA BEACH									

BLD DATE	03/13/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/24/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF									
3,490									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,715	
TOTAL MARKET OB/XF VALUE		3,490	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		357,205	
SOH/AGL Deduction		0	
ASSESSED VALUE		357,205	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		357,205	
TOTAL JUST VALUE		357,205	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001648	CO ISSUED	0	02/11/2021
20004877	NEW CONSTR	278,775	08/08/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2434/1410	2/12/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: SCRUGGS FAMILY TRUS					
2373/0201	7/02/2020	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2021] W16 FSP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S60 E13
N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7
FST=[YR=2021] S1 W6 N3 E6 S2\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9
E8 N3 E6 S2 E7 N48\$.

Common: 75,000 PRINTED 08/06/2024 BY SYS