

S-17 OF LOT 81
A/K/A BLK A LOT 7 AMELIA ACRES
IN OR 2061/662

MOSS KATHLEEN M & BRIAN J
2851 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000A-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0900	01	1,384	105.6640	139.48	193,040	1972	1972	0	0	0	20.25	79.75	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 1384 HX Base Yr 2017																			
Roof Cover	03	COMP SHNGL 100	46 24 31 26 14 5 7 5 15 BAS 1993 BAS 2007													BAS 1993										BAS 2007									
Interior Wall	04	PLYWOOD 100														BAS 1993										BAS 2007									
Interior Floo	09	PINE WOOD 80														BAS 1993										BAS 2007									
Interior Floo	11	CLAY TILE 20														BAS 1993										BAS 2007									
Air Condition	03	CENTRAL 100														BAS 1993										BAS 2007									
Heating Type	04	AIR DUCTED 100														BAS 1993										BAS 2007									
Bedrooms		3 100														BAS 1993										BAS 2007									
Bathrooms		1 100														BAS 1993										BAS 2007									
Frame	02	WOOD FRAME 100														BAS 1993										BAS 2007									
Stories	1.	1. 100														BAS 1993										BAS 2007									
Units		0 100	BAS 1993										BAS 2007																						
BUD8 Adjustme	05	DIST 1A 100	BAS 1993										BAS 2007																						
Occupancy	00	NONE 100	BAS 1993										BAS 2007																						
Quality		03	Quality Level 03																																
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA		02																													
NEIGHBORHOOD/LOC		2029.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,349	100	1993	1,349	150,057																														
BAS	35	100	2007	35	3,893																														
TOTALS		1,384		1,384	153,949																														
EXTRA FEATURES										2851 SCRUB JAY LN, FERNANDINA BEACH																									
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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	30	780																			
2	0940	SHEDS/PORT	0	100	0	0	96.00	SF	30.00	30.00	100	1980	1980	3	20	576																			
3	0810	CONCRETE A	0	100	0	0	402.00	SF	6.50	6.50	100	1992	1992	3	62	1,620																			
4	1242	WD DECK A	0	100	7	7	49.00	SF	10.00	10.00	100	2007	2007	3	27	132																			
5	1242	WD DECK A	0	100	27	10	270.00	SF	10.00	10.00	100	1997	1997	3	20	540																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES	100		RSF-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000																		
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS																																			