S-16 OF LOTS 80 & 81
A/K/A BLK A LOT 8 AMELIA ACRES
(OR 629/300 CASE #90-1042)

PARKER EDNA E
2827 SCRUB JAY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000A-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

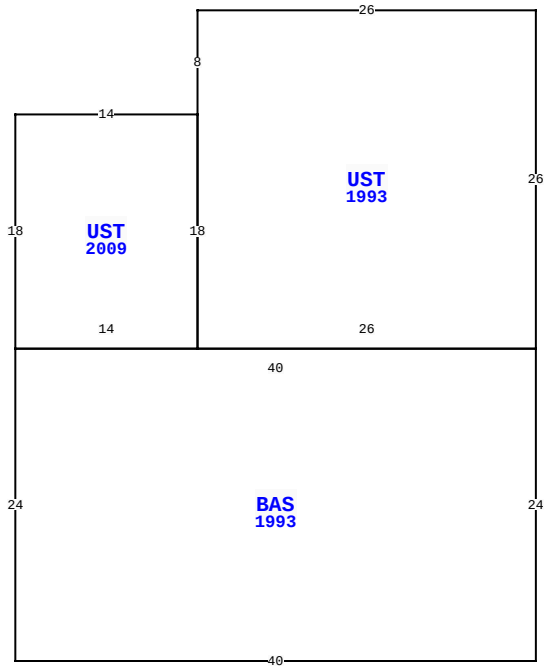
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	9,975
UST	676	45	1993	304	3,159
UST	252	45	2009	113	1,174
TOTALS	1,888			1,377	14,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,377	56.1600	20.78	28,614	1987	1987	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 960 HX Base Yr



2827 SCRUB JAY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	14,307
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	229,307
SOH/AGL Deduction	112,737
ASSESSED VALUE	116,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,570
TOTAL JUST VALUE	229,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0134/0592	1/01/1972	TA	U	V		3,000
GRANTOR:						
GRANTEE:						
0114/0731	1/01/1971	TA	Q	V		2,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W26 S8 UST=[YR=2009] W14 S18 BAS=[YR=1993] S24 E40 N24 W40$ E14 N18$ S18 E26 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		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