S-8 OF LOTS 80 & 81
A/K/A BLK A LOT 9 AMELIA ACRES
IN OR 98/246

PARKER ELAINE H
2827 SCRUB JAY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000A-0090

BUILDING CHARACTERISTICS

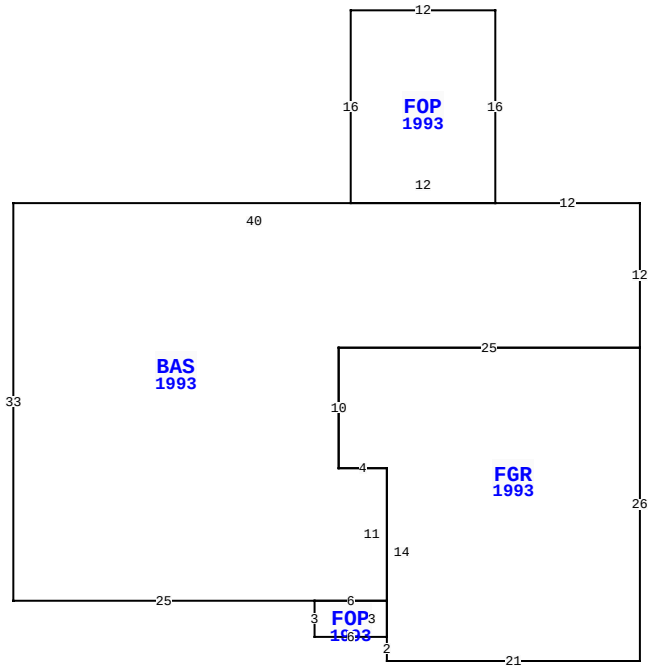
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	1,235	100	1993	1,235	141,425
FGR	586	55	1993	322	36,873
FOP	18	30	1993	5	572
FOP	192	30	1993	58	6,642
TOTALS	2,031			1,620	185,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,620	128.5200	169.65	274,833	1969	1979	0	0	0	32.50	67.50

1 SNGL FAM – 100% - 1992 Heated Area: 1235 HX Base Yr 1992



2827 SCRUB JAY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		185,512
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		400,512
SOH/AGL Deduction		307,523
ASSESSED VALUE		92,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,267
TOTAL JUST VALUE		400,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4115	N/A	0	05/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0098/0246	1/01/1970	TA	U	I		22,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N16 W12 S16 E12$ W40 S33 E25
FOP=[YR=1993] S3 E6 FGR=[YR=1993] S2 E21N26 W25 S10 E4 S14$
N3 W6$ E6 N11 W4 N10 E25 N12$.

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	100		RSF-	2100.00	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