

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
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
BAS	1,275	100	1993
UOP	24	20	1993
USP	323	30	1993
TOTALS	1,622		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0900	01	1,377	108.7840	143.59	197,723	1971	2009	0	0	7.85	92.15												
1 SNGL FAM - 100% - 2022																							
Heated Area: 1275																							
HX Base Yr 2022																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/28/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/28/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			04/28/2025	MLU																			

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		182,202	
TOTAL MARKET OB/XF VALUE		948	
TOTAL LAND VALUE - MARKET		215,000	
TOTAL MARKET VALUE		398,150	
SOH/AGL Deduction		129,559	
ASSESSED VALUE		268,591	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		217,869	
TOTAL JUST VALUE		398,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1534	8/15/2019	WD	Q	I	01	258,000
GRANTOR: SAND & SUN VENTURES L						
GRANTEE: MORRIS LAURA E						
2205/1037	6/18/2018	WD	Q	I	01	218,000
GRANTOR: GIRGIS ROGER SR						
GRANTEE: SAND & SUN VENTURES						

EXTRA FEATURES	
2826 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	486.00	SF	6.50	6.50	100	1980	1980	3	30	948	

BUILDING NOTES	
BAS=[YR=1993] W9 USP=[YR=1993] N17 W19 S17 E19\$ W42 S25 E22	
UOP=[YR=1993] S4 E6 N4 W6\$ E29 N25\$.	

LAND DESCRIPTION		TOTAL OB/XF														948								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	82.00	155.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							