S-12 OF LOTS 81 & 82
SUB PT OF SEC 4 PB 0/59
IN OR 2397/1553

SCHMIDT BRYCE C/SCHMIDT REGINA & ERIC
2862 SCRUB JAY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000D-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

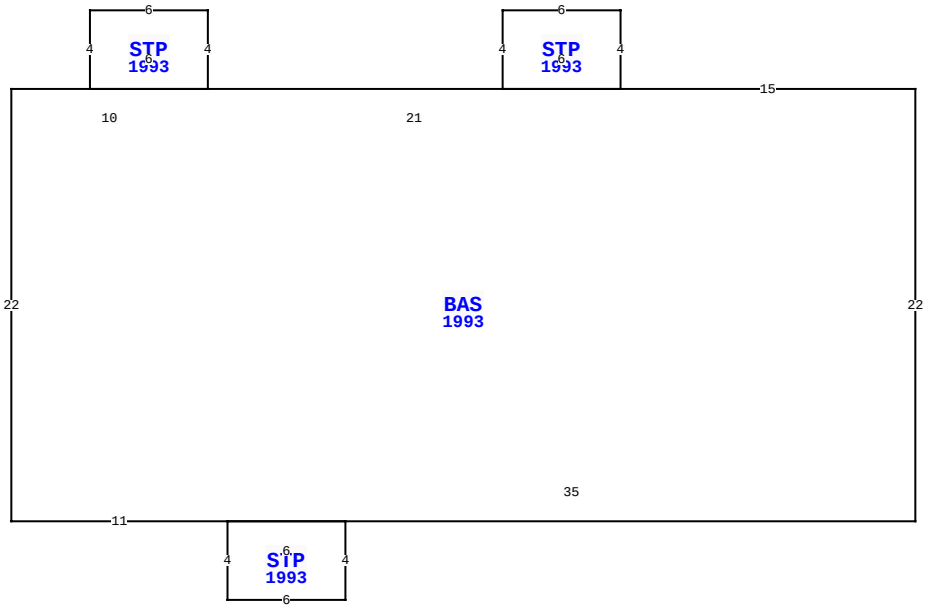
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,012	100	1993	1,012	168,212
STP	24	10	1993	2	332
STP	24	10	1993	2	332
STP	24	10	1993	2	332
TOTALS	1,084			1,018	169,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,018	138.7584	183.16	186,457	1971	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2022 Heated Area: 1012 HX Base Yr 2022



2862 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		169,210
TOTAL MARKET OB/XF VALUE		5,005
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		389,215
SOH/AGL Deduction		158,774
ASSESSED VALUE		230,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,719
TOTAL JUST VALUE		389,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1553	9/15/2020	WD	Q	I	01	255,000
GRANTOR: JOHNSON JACQUELYN MAR						
GRANTEE: SCHMIDT BRYCE C & R						
2165/1623	12/15/2017	WD	Q	I	01	160,000
GRANTOR: USHER KIP						
GRANTEE: JOHNSON JACQUELYN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 STP=[YR=1993] N4 W6 S4 E6$ W21 STP=[YR=1993] N4 W6 S4 E6$ W10 S22 E11 STP=[YR=1993] S4 E6 N4 W6$ E35 N22$.

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
1	0811	CONCRETE B	0	100	0	0	689.00	SF	2.60	2.60	100	1971	1971	3	21	376	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	1998	1998	3	20	749	
3	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100	2024	2023		97	3,880	

LAND DESCRIPTION

TOTAL OB/XF 5,005

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-2	85.00	160.00	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