

LOT 2  
F/K/A PT LOT 4 JACOBSON SUB  
PB 5/238

SPERANZA ARCANGELO & KIMBERLY  
1517 SCOTT RD  
FERNANDINA BEACH, FL 32034

2025

00-00-30-0185-0002-0000



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																		
																	<b>VALUATION BY</b> Tax Group: 8 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 250,000 <b>TOTAL MARKET VALUE</b> 250,000 <b>SOH/AGL Deduction</b> 30,385 <b>ASSESSED VALUE</b> 219,615 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 219,615 <b>TOTAL JUST VALUE</b> 250,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 250,000																			
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED											
MAP NUM																																				
NEIGHBORHOOD/LOC 3031.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES						1513 SCOTT RD, 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																				
																	BLD DATE				LGL DATE															
																	XF DATE				LAND DATE		12/30/2024		DC											
																	INC DATE				AG DATE															
																	SALES DATA																			
																	OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE							
																	2302/1190		9/05/2019		WD Q		Q		V		01		222,000							
																	GRANTOR: UNDERWOOD JILL M & GE																			
																	GRANTEE: SPERANZA ARCANGELO																			
																	2071/0942		8/23/2016		WD Q		Q		V		01		141,000							
																	GRANTOR: CLARK FRANCIS T & ROS																			
																	GRANTEE: UNDERWOOD JILL MARL																			
																	BUILDING NOTES																			
																	BUILDING DIMENSIONS																			
																	LAND DESCRIPTION										TOTAL OB/XF 0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																			
REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																																				