LOT 111
IN OR 1804/1885
FOREST HILLS 2 PB 2/77

SERNAKER SCOTT
908 STANLEY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128B-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

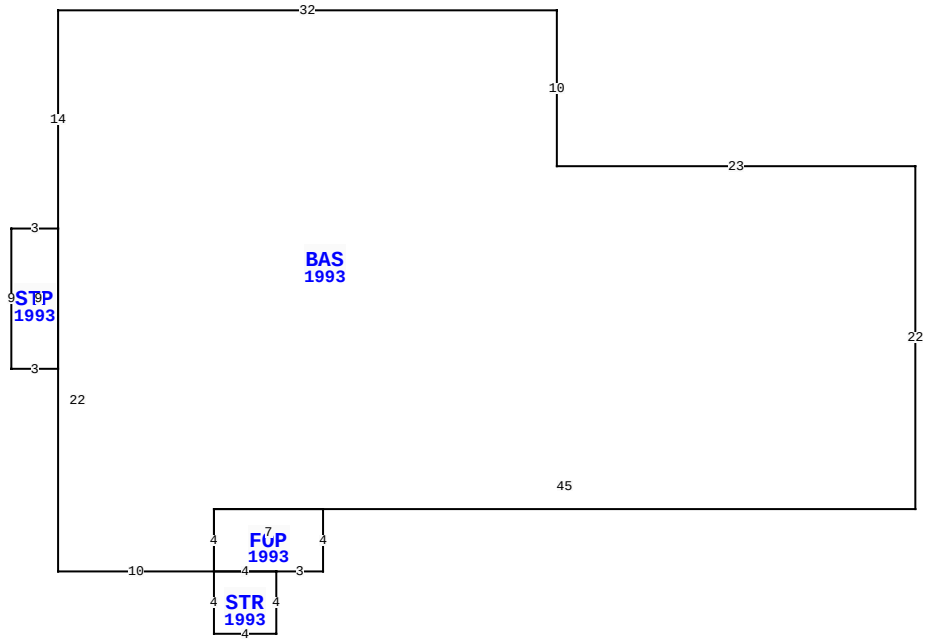
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	1993	1,570	105,854
FOP	28	30	1993	8	540
STP	27	10	1993	3	202
STR	16	10	1993	2	135
TOTALS	1,641			1,583	106,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,583	97.9659	97.97	155,087	1956	1970	0	0	5	26.18	68.82

1 SINGLE FAM – 100% - 2013 Heated Area: 1570 HX Base Yr 2013



908 STANLEY DR, FERNANDINA BEACH

BLD DATE	01/27/2017 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,731
TOTAL MARKET OB/XF VALUE		1,226
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		332,957
SOH/AGL Deduction		226,684
ASSESSED VALUE		106,273
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,551
TOTAL JUST VALUE		332,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131511	ROOF	7,000	06/28/2013
20122155	H/AC	0	10/18/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1804/1885	7/26/2012	WD	U	I	12	65,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: SERNAKER SCOTT						
1777/1966	2/08/2012	CT	U	I	18	20,000
GRANTOR: CLERK OF COURT						
GRANTEE: CITIMORTGAGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N10 W32 S14 STP=[YR=1993] W3S9E3N9$ S22 E10 STR=[YR=1993] S4E4N4 FOP=[YR=1993] E3 N4 W7 S4E4$W4$ N4 E45 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	0940	SHEDS/PORT	0	100	13	14	182.00	SF	30.00	30.00	100	1990	1990	3	20	1,092	
2	0810	CONCRETE A	0	100	0	0	103.00	SF	6.50	6.50	100	1956	1956	3	20	134	

LAND DESCRIPTION

TOTAL OB/XF 1,226

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	0006	R-1	75.00	158.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS