LOT 8
VILLAGES OF WOODBRIDGE #2
PB 7/229

SCROGGINS STEVEN JACK & WANDA LEE L/E/
95046 SALINAS CT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0080

BUILDING CHARACTERISTICS

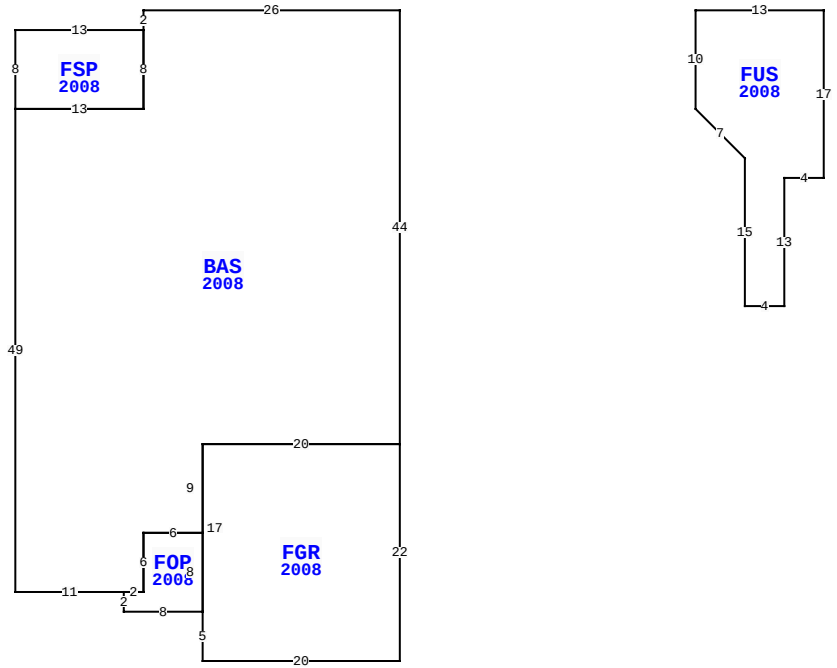
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,835	100	2008	1,835	204,188
FGR	440	55	2008	242	26,928
FOP	52	30	2008	16	1,780
FSP	104	40	2008	42	4,674
FUS	251	100	2008	251	27,929
TOTALS	2,682			2,386	265,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,386	120.9516	120.95	288,587	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2086 HX Base Yr 2022



95046 SALINAS CT, FERNANDINA BEACH

BLD DATE	09/24/2008 RK	LGL DATE	04/25/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,500
TOTAL MARKET OB/XF VALUE		3,162
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		353,662
SOH/AGL Deduction		59,473
ASSESSED VALUE		294,189
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,467
TOTAL JUST VALUE		353,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21409	CO ISSUED	0	09/29/2008
B21918	REMODEL	539	09/01/2008
E20967	ELEC OTHER	1,900	06/01/2008
M13897	MECH OTHER	0	06/01/2008
P13241	OTHER	0	06/01/2008
B21409	NEW CONSTR	207,405	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/93	10/30/2023	LE	U	I	11	100
GRANTOR: SCROGGINS STEVEN JACK						
GRANTEE: IVEY SHERRI R						
2480/0996	7/19/2021	WD	Q	I	01	336,000
GRANTOR: BURNS AARON E & SAMAN						
GRANTEE: SCROGGINS STEVEN JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S2 FSP=[YR=2008] W13 S8 E13 N8 $ S8 W13 S49 E11 FOP=[YR=2008] S2 E8 FGR=[YR=2008] S5 E20 N22 W20 S17$ N8 W6 S6 W2 $ E2 N6 E6 N9 E20 N44 $ PTR=E30 FUS=[YR=2008] E13 S17 W4 S13 W4 N15 U5 L5 N10 $ W30 $.

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	691.00	SF	5.20	5.20	100	2008	2008	3	88	3,162	

LAND DESCRIPTION

TOTAL OB/XF 3,162

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS