S-17 OF LOT 81
A/K/A BLK A LOT 7 AMELIA ACRES
IN OR 2061/662

MOSS KATHLEEN M & BRIAN J
2851 SCRUB JAY LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000A-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

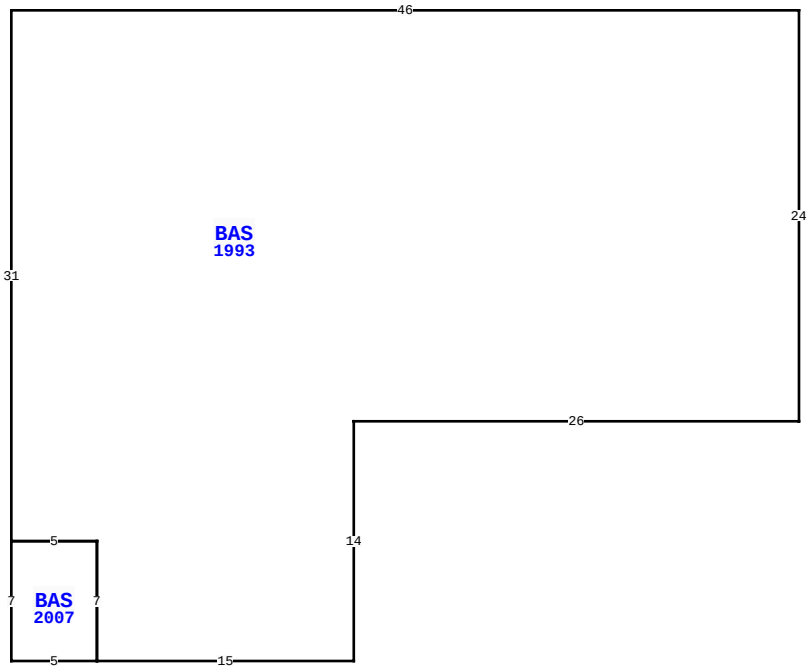
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	1993	1,349	157,512
BAS	35	100	2007	35	4,086
TOTALS	1,384			1,384	161,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,384	105.6640	146.87	203,268	1972	1972	0	0	0	20.50	79.50

1 SNGL FAM 100% - 2017 Heated Area: 1384 HX Base Yr 2017



2851 SCRUB JAY LN, FERNANDINA BEACH

BLD DATE	02/05/2008	DJ	LGL DATE		
XF DATE			LAND DATE	04/21/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		161,598
TOTAL MARKET OB/XF VALUE		1,234
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		382,832
SOH/AGL Deduction		228,945
ASSESSED VALUE		153,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,476
TOTAL JUST VALUE		382,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0662	7/22/2016	SW	U	I	12	112,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MOSS KATHLEEN M & B						
2005/0300	9/25/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S31 BAS=[YR=2007] S7 E5 N7 W5$ E5 S7 E15 N14 E26 N24$.

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
2	0940	SHEDS/PORT	0	100	0	0	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
4	1242	WD DECK A	0	100	7	7	49.00	SF	10.00	10.00	100	2007	2007	3	24	118	
5	1242	WD DECK A	0	100	27	10	270.00	SF	10.00	10.00	100	1997	1997	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 1,234

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	150.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS