LOT 2
IN OR 2187/1492
BELLE GLADE SUB PB 3/55

FENN YVONNE A C
1520 SCOTT RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0140-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

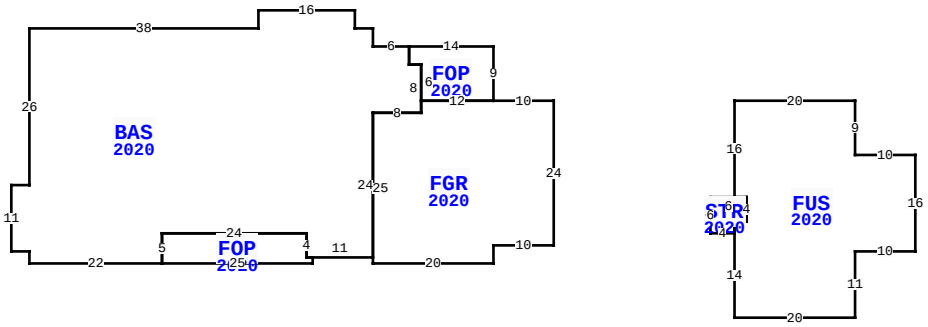
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,255	100	2020	2,255	475,504
FGR	764	55	2020	420	88,564
FOP	114	30	2020	34	7,170
FOP	121	30	2020	36	7,591
FUS	872	100	2020	872	183,875
STR	32	10	2020	3	633
TOTALS	4,158			3,620	763,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,620	129.6216	215.17	778,915	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2021 Heated Area: 3127 HX Base Yr 2021



1520 SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		763,337
TOTAL MARKET OB/XF VALUE		56,664
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		1,075,001
SOH/AGL Deduction		313,378
ASSESSED VALUE		761,623
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		710,212
TOTAL JUST VALUE		1,075,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,010,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002532	ENCLOSUE	9,300	03/20/2020
B1904500	NEW CONSTR	428,044	05/02/2019
B1911730	SWIM POOL	55,000	11/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/1492	4/02/2018	WD	Q	I	01	225,000
GRANTOR: PULICE JOHN M & ERIN						
GRANTEE: FENN YVONNE A C						
1985/0592	2/10/2015	DG	U	V	11	100
GRANTOR: PULICE JOHN M & ERIN						
GRANTEE: PULICE JOHN M & ERI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W10 FOP=[YR=2020] N9 W14 BAS=[YR=2020] W6 N3 W3 N3 W16 S3 W38 S26 W3 S11 E3 S2 E22 FOP=[YR=2020] E25 N1 W1 N4 W24 S5 $ N5 E24 S4 E11 N24 E8 N8 W2 N3 $ S3 E2 S6 E12 $ W12 S2 W8 S25 E20 N3 E10 N24 $ PTR= E30 FUS=[YR=2020] E20 S9 E10 S16 W10 S11 W20 N14 STR=[YR=2020] W4 N6 E6 S4 W2 S2$ N2 E2 N4 W2 N16 $ W30 $.

EXTRA FEATURES

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
3	0910	SCRN RM L	0	100	0	0	672.00	SF	15.00	15.00	100	2020	2020	3	82	8,266	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
5	1076	TRELLIS A	0	100	14	9	126.00	SF	7.50	7.50	100	2020	2020	3	95	898	

LAND DESCRIPTION

TOTAL OB/XF 56,664

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS