LOT 5
BUENA VISTA PB 5/19

SCARBOLY PROPERTIES LLC
95008 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0150-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

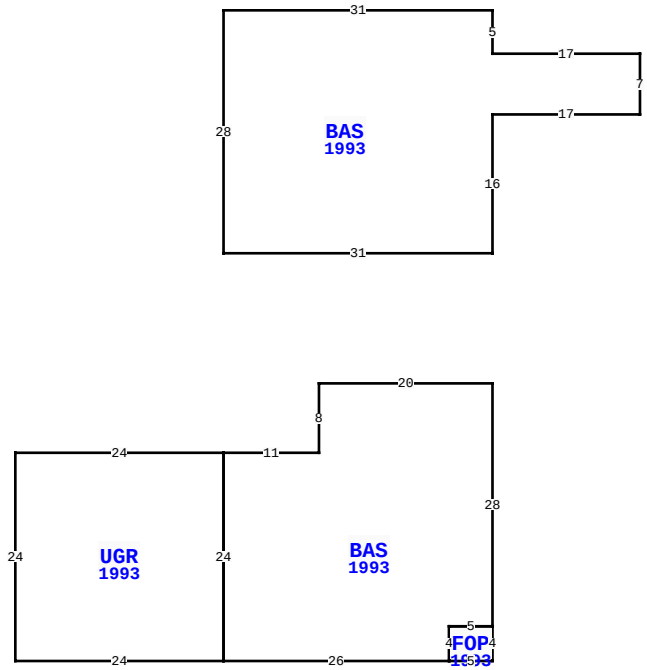
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	69,546
BAS	987	100	1993	987	77,649
FOP	20	30	1993	6	472
UGR	576	45	1993	259	20,376
TOTALS	2,467			2,136	168,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,136	101.4300	106.50	227,484	1968	1968	0	0	0	26.13	73.87

1 SINGLE FAM 0% - 2026 Heated Area: 1871 HX Base Yr



779 ADAMS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	168,042
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	196,950
TOTAL MARKET VALUE	364,992
SOH/AGL Deduction	0
ASSESSED VALUE	364,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,992
TOTAL JUST VALUE	364,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615141	ROOF	6,950	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2828/52	11/07/2025	WD	Q	I	05	475,000
GRANTOR: MERRITT TEREASA M						
GRANTEE: SCARBOLY PROPERTIES						
2741/1531	10/04/2024	QC	U	I	11	100
GRANTOR: MONEY CADY A ET AL						
GRANTEE: MERRITT TEREASA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S8 W11 UGR=[YR=1993] W24 S24 E24N24$ S24
E26 FOP=[YR=1993] E5 N4 W5S4$ N4 E5 N28$ PTR=N15
BAS=[YR=1993] N16 E17 N7 W17 N5 W31 S28 E31 $ S15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-	2101.00	140.00	101.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	196,950							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 196,950 Market: 0 Agricultural: 0 Common: 196,950 PRINTED 07/09/2026 BY SYS