

LOT 1
F/K/A PT LOT 4 JACOBSON SUB
PB 5/238

SPERANZA ARCANGELO & KIMBERLY
1517 SCOTT RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0185-0001-0000



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	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD4 Adjustme	20	. 100
Occupancy	00	NONE 100

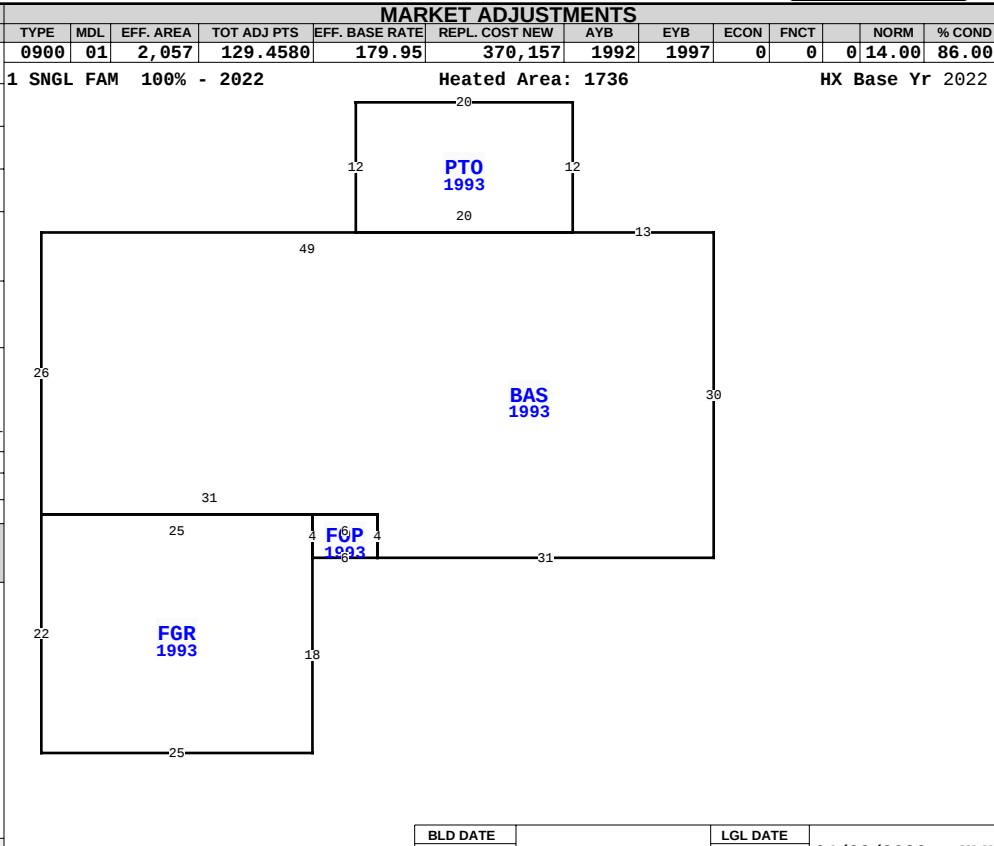
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1993	1,736	268,658
FGR	550	55	1993	302	46,737
FOP	24	30	1993	7	1,084
PTO	240	5	1993	12	1,857
TOTALS	2,550			2,057	318,335

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		318,335	
TOTAL MARKET OB/XF VALUE		3,148	
TOTAL LAND VALUE - MARKET		245,000	
TOTAL MARKET VALUE		566,483	
SOH/AGL Deduction		197,447	
ASSESSED VALUE		369,036	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		317,625	
TOTAL JUST VALUE		566,483	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		559,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615071	ROOF	7,000	06/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2304/1388	9/12/2019	WD	Q	I	01	335,000	
GRANTOR: COLEBOURNE SCOTT FRAN							
GRANTEE: SPERANZA ARCANGELO							
1817/1546	9/25/2012	WD	Q	I	02	235,000	
GRANTOR: KROMANN PHOEBE M							
GRANTEE: COLEBOURNE SCOTT FR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 PTO=[YR=1993] N12 W20 S12 E20 \$ W49 S26									
FGR=[YR=1993] S22 E25 N18 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 W25									
\$ E31 S4 E31 N30 \$.									