PT OF LOT 14
IN OR 1904/224 & OR 1937/1706
(EX UTIL & WELL ESMT IN

GREENE ROBERT E III & LEAH OGLESBY
1630 SCOTT ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0780-0014-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

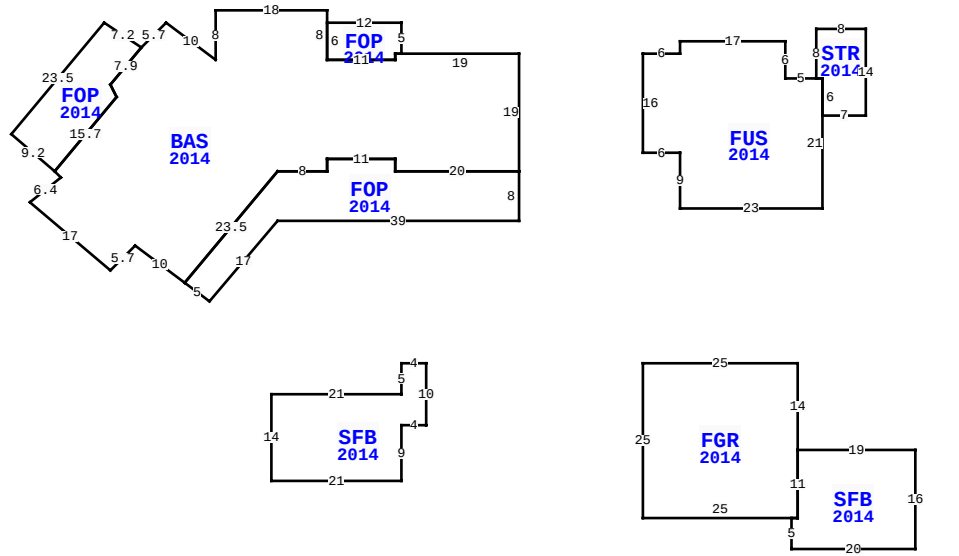
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	2014	1,845	407,777
FGR	625	55	2014	344	76,030
FOP	71	30	2014	21	4,642
FOP	204	30	2014	61	13,482
FOP	437	30	2014	131	28,953
FUS	681	100	2014	681	150,513
SFB	309	80	2014	247	54,592
SFB	334	80	2014	267	59,012
STR	106	10	2014	11	2,431
TOTALS	4,612			3,608	797,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,608	140.1480	232.65	839,401	2014	2014	0	0	0	5.00	95.00

2 SFR CUST 100% - 2015 Heated Area: 3040 HX Base Yr 2015



1630 SCOTT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		797,431
TOTAL MARKET OB/XF VALUE		61,748
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		1,134,179
SOH/AGL Deduction		414,176
ASSESSED VALUE		720,003
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		668,592
TOTAL JUST VALUE		1,134,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,102,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003275	ADDITION	17,000	04/15/2020
B1428510	CO ISSUED	0	11/17/2014
B1429057	SWIM POOL	20,000	07/01/2014
1428510	NEW CONSTR	324,735	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1904/0224	2/19/2014	WD	Q	V	02	118,000
GRANTOR: WIGGINS ROBERT L SR						
GRANTEE: GREEN ROBERT E III						
1140/1929	5/29/2003	WD	Q	I		500,000
GRANTOR: BUCHANAN WILLIAM DENN						
GRANTEE: WIGGINS ROBERT L SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N5 W12 S6 E11 N1 E1$ W1 S1 W11 N8 W18 S8 U6 L8 L4 D4 FOP=[YR=2014] U4 L6 L15 D18 D6 R7 U12 R10 U2 L1 U6 R5 $ D6 L5 D2 R1 D12 L10 D1 R1 L5 D4 R13 D11 U4 R4 D6 R8 FOP=[YR=2014] D3 R4 U13 R11 E39 N8 W20N2W11S2W8 D18 L15 $ U18 R15 E8N2E11S2E20N19$ PTR=E20 FUS=[YR=2014] E6 N2 E17 S6 E5 STR=[YR=2014] N8E8S14W7N6 W1$ E1 S21 W23N9W6N16$ W20 PTR=E20 S50 FGR=[YR=2014] E25 S14 SFB=[YR=2014] E19 S16 W20 N5 E1 N11$ S11 W25N25$ N50 W20$ PTR=S50 W15 SFB=[YR=2014] W4 S5 W21 S14 E21 N9 E4 N10$ N50 E15$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	
6	0510	GARAGE WD-	0	100	25	22	550.00	SF	35.00	35.00	100	2020	2020	3	87	16,748	

LAND DESCRIPTION

TOTAL OB/XF 61,748

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS