LOT 275
IN OR 1984/1891
NORTH HAMPTON PHASE 1 PB 6/215

SCRUGGS JOHN W III &/BROWN DANIEL S III
85017 WAINSCOTT CT
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1460-0275-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

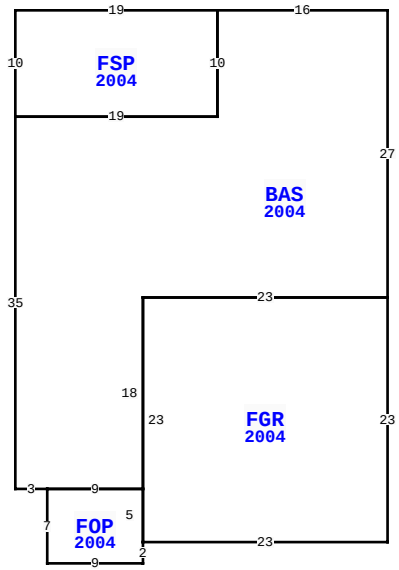
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

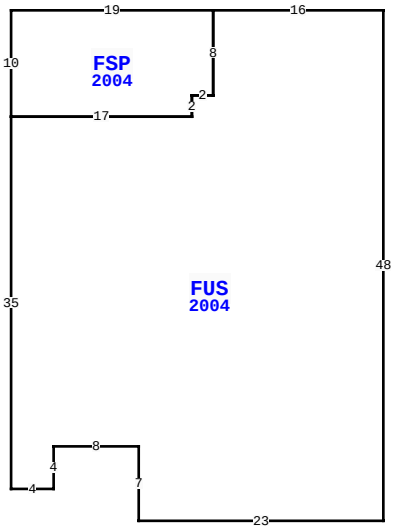
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 971 | 100 | 2004 | 971 | 133,077 |
| FGR | 529 | 55 | 2004 | 291 | 39,882 |
| FOP | 63 | 30 | 2004 | 19 | 2,604 |
| FSP | 186 | 40 | 2004 | 74 | 10,142 |
| FSP | 190 | 40 | 2004 | 76 | 10,416 |
| FUS | 1,426 | 100 | 2004 | 1,426 | 195,435 |
| TOTALS | 3,365 | | | 2,857 | 391,555 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,857 | 110.1680 | 153.13 | 437,492 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM 100% - 2026 Heated Area: 2397 HX Base Yr




85017 WAINSCOTT CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 391,555 |
| TOTAL MARKET OB/XF VALUE | | 3,010 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 522,065 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 522,065 |
| TOTAL EXEMPTION VALUE | 13 | 522,065 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 522,065 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 532,344 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412399 | NEW CONSTR | 169,050 | 03/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1984/1891 | 6/05/2015 | WD | Q | I | 02 | 318,000 |
| GRANTOR: EMPEN JOSHUA M & JOHA | | | | | | |
| GRANTEE: SCRUGGS JOHN W III | | | | | | |
| 1790/1858 | 4/25/2012 | WD | Q | I | 02 | 235,000 |
| GRANTOR: STEELE GREGORY & REBE | | | | | | |
| GRANTEE: EMPEN JOSHUA M & JO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W16 FSP=[YR=2004] W19 S10 E19 N10$ S10 W19 S35 E3 FOP=[YR=2004] S7 E9 N2 FGR=[YR=2004] E23 N23 W23 S23$ N5 W9$ E9 N18 E23 N27$ PTR=E15 FSP=[YR=2004] E19 FUS=[YR=2004] E16 S48 W23 N7 W8 S4 W4 N35 E17 N2 E2 N8$ S8 W2 S2 W17 N10$ W15$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 86 | 3,010 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,010

| 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 | 000134 | C | RES POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 127,500.00 | 127,500.00 | 127,500 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS