LOT 110
VILLAGE WALK PHASE 2
PBK 2243/434

SCRUGGS FAMILY TRUST/SCRUGGS EMITTE L TRUSTEE
96105 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-27-1102-0110-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

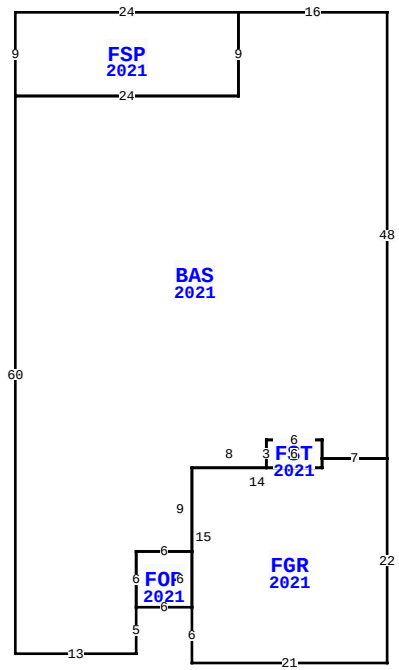
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,033 | 100 | 2021 | 2,033 | 259,845 |
| FGR | 448 | 55 | 2021 | 246 | 31,442 |
| FOP | 36 | 30 | 2021 | 11 | 1,406 |
| FSP | 216 | 40 | 2021 | 86 | 10,992 |
| FST | 18 | 55 | 2021 | 10 | 1,279 |
| TOTALS | 2,751 | | | 2,386 | 304,963 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,386 | 123.5829 | 129.76 | 309,607 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM 0% - 0 Heated Area: 2033 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/13/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2024 MLU |
| INC DATE | | AG DATE | |

83242 YULEECOTE CT, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 304,963 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 379,963 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 379,963 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 379,963 |
| TOTAL JUST VALUE | 379,963 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 370,403 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21001648 | CO ISSUED | 0 | 02/11/2021 |
| 20004877 | NEW CONSTR | 278,775 | 08/08/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2434/1410 | 2/12/2021 | SW | Q | I | 01 | 311,900 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: SCRUGGS FAMILY TRUS | | | | | | |
| 2373/0201 | 7/02/2020 | WD | Q | V | 05 | 475,800 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W24 S9 E24 N9$ S9 W24 S60 E13 N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7 FST=[YR=2021] S1 W6 N3 E6 S2$ S1 W14 S15$ N6 W6 S6$ N6 E6 N9 E8 N3 E6 S2 E7 N48$.

## 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS