

MANNING PAUL TAYLOR
2851 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000D-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				8					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 50		0900		01		1,319		113.8800		135.23		178,368		1974		1980		0		0		23.43		76.57		VALUATION BY					STANDARD				
Exterior Wall		20		FACE BRICK 50		1		SNGL FAM		-		100%		-		2023		Heated Area: 1292										HX Base Yr 2023		Tax Group: 8					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					136,576				
Roof Cover		12		MODULAR MT 100																										TOTAL MARKET OB/XF VALUE					2,648				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					100,000				
Interior Floo		14		CARPET 70																										TOTAL MARKET VALUE					239,224				
Interior Floo		08		SHT VINYL 30																										SOH/AGL Deduction					0				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					239,224				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms				3 100																										BASE TAXABLE VALUE					189,224				
Bathrooms				1.5 100																										TOTAL JUST VALUE					239,224				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					245,302				
BUD8 Adjustme		05		DIST 1A 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		2029.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,040		100		1,040		107,687																															
BAS		252		100		252		26,094																															
UST		60		45		27		2,796																															
TOTALS		1,352				1,319		136,576																															
EXTRA FEATURES																																							
2851 BOB WHITE LN, FERNANDINA BEACH																																							
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
L N		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		0810		CONCRETE A		0 100		0 0		995.00		SF		6.50		6.50		100		1980		1980		3		35		2,264											
2		1242		WD DECK A		0 100		16 12		192.00		SF		10.00		10.00		100		1998		1998		3		20		384											