S-45 OF LOT 82
SUB OF SEC 4 PB 0/59
IN OR 856/1441

SAPP MICHELLE WENDY
PO BOX 6117
FERNANDINA BEACH, FL 32035-6117

2023

00-00-30-0050-000D-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

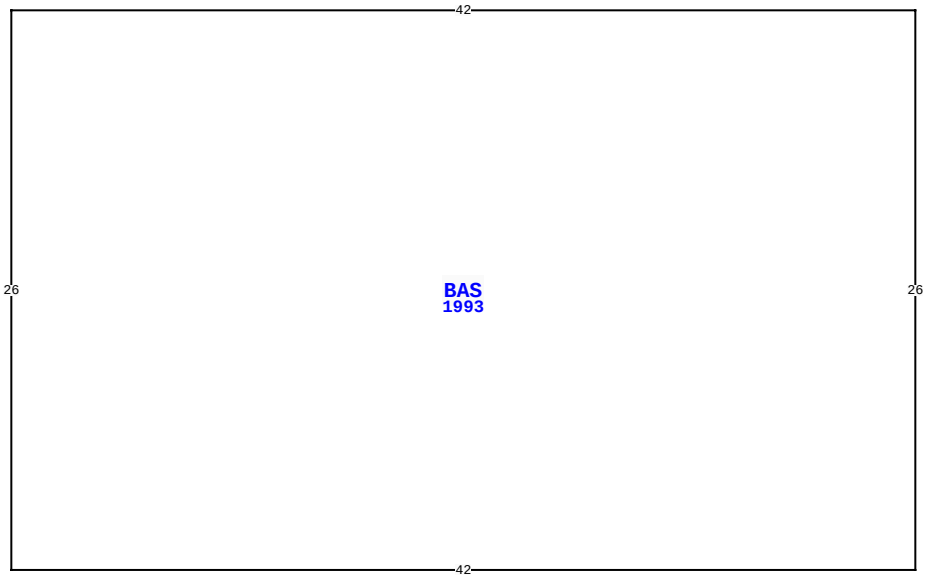
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	129,178
TOTALS	1,092		1,092	129,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,092	120.7340	143.37	156,560	1974	1985	0	0	0	17.49	82.51

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



2849 BOB WHITE LN, 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	129,178
TOTAL MARKET OB/XF VALUE	4,925
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	234,103
SOH/AGL Deduction	38,084
ASSESSED VALUE	196,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,019
TOTAL JUST VALUE	234,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950392	REPAIR/RRF	1,200	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0856/1441	11/24/1998	WD	Q	I		63,900
GRANTOR: AUSTIN MELONY R						
GRANTEE: SAPP MICHELLE WENDY						
0458/0181	6/01/1985	WD	Q	I		43,500
GRANTOR:						
GRANTEE:						

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	0811	CONCRETE B	0	0	0	0	884.00	SF	5.20	5.20	100	2000	2000	3	80	3,677	
2	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	1974	1974	3	26	81	
3	0810	CONCRETE A	0	0	12	26	312.00	SF	6.50	6.50	100	1974	1974	3	26	527	
4	1242	WD DECK A	0	0	20	16	320.00	SF	10.00	10.00	100	2000	2000	3	20	640	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S26 E42 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,925

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	SFR	0		RS-2	85.00	151.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/18/2019 BY KWJV Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS