

S-37 OF LOTS 82 & 83
IN OR 2040/1674
SUB OF SEC 4 PB 0/59

COCKRELL CHAD W & SHANNON N
2816 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000E-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																							
Exterior Wall	10	ABOVE AVG 100	0900	11	2,376	141.2621	167.75	398,574	2016	2016	0	0	2.50	97.50	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2017												Heated Area: 2057												HX Base Yr 2017											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	11	CLAY TILE 50																																				
Interior Floo	14	CARPET 50																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	3	100																																				
Bathrooms	2	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		0 100																																				
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	2,057	100	2,057	336,435																																		
FGR	508	55	279	45,632																																		
FOP	15	30	4	654																																		
FOP	120	30	36	5,888																																		
TOTALS			2,700	2,376	388,610																																	
EXTRA FEATURES			2816 BOB WHITE LN, FERNANDINA BEACH																																			
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	0812	CONCRETE C	0 100	0	0	1,609.00	SF	4.00	4.00	100	2016	2016	3	97	6,243																							
2	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	2016	2016	3	97	1,211																							
LAND DESCRIPTION			TOTAL OB/XF 7,454																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RS-2	90.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																					
REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																						