

S-39 OF LOT 83
AKA BLK E LOT 2 AMELIA
ACRES UNR IN OR 1970/1392

MCLACHLAN JAY RICHARD & ETHEL
2824 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000E-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 50
Exterior Wall	20 FACE BRICK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 70
Interior Floor	08 SHT VINYL 30
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
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NEIGHBORHOOD/LOC	2029.00
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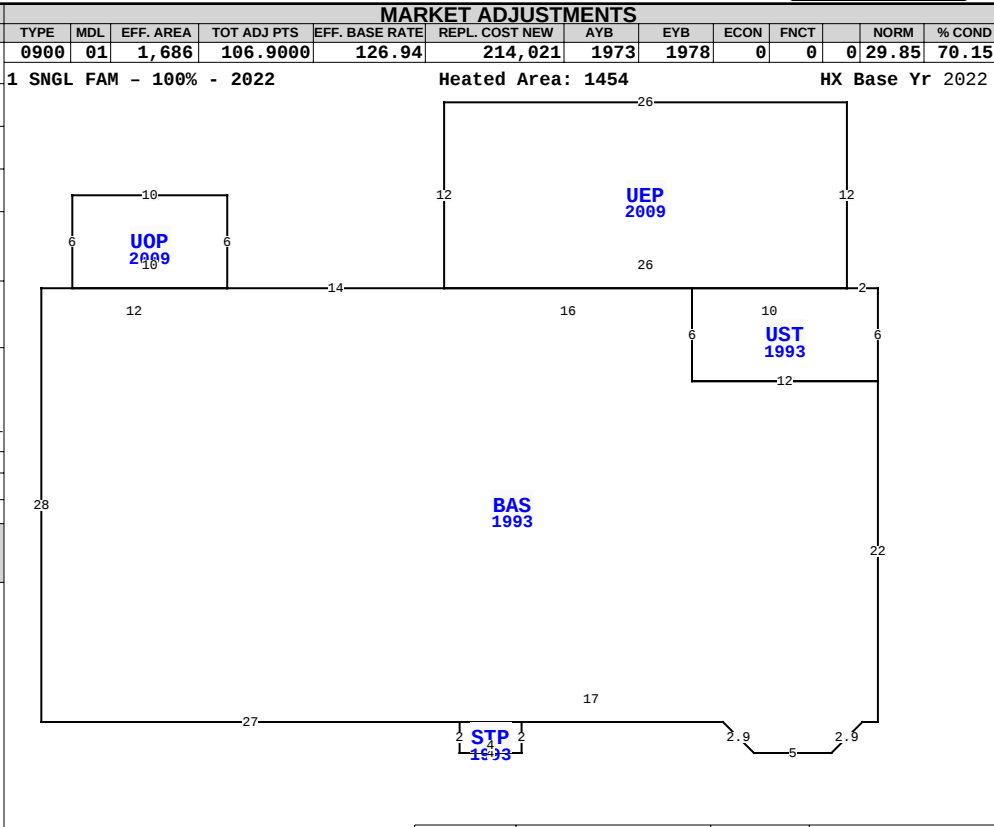
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	129,477
STP	8	10	1	89
UEP	312	60	187	16,652
UOP	60	20	12	1,068
UST	72	45	32	2,849

TOTALS	1,906	1,686	150,136
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	20.10
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0811	CONCRETE B	0	100	0	0	1,047.00	SF	5.20
5	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	84.00	150.00	1.00

REVIEW DATE	02/19/2020	BY	KWVJ
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2824 BOB WHITE LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										15,880		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RS-2	84.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1	

Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	150,136		
TOTAL MARKET OB/XF VALUE	15,880		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	266,016		
SOH/AGL Deduction	35,500		
ASSESSED VALUE	230,516		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	180,516		
TOTAL JUST VALUE	266,016		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	223,802		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531236	GARAGE	16,067	10/06/2015
4363	N/A	1,800	09/11/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1970/1392	3/26/2015	WD	Q	I	01
GRANTOR: JOHNSON CHARLES G					SALE PRICE
GRANTEE: MCLACHLAN JAY RICHARD					155,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W2 UEP=[YR=2009] N12 W26 S12 BAS=[YR=1993] W14 UOP=[YR=2009] N6 W10 S6 E10\$ W12 S28 E27 STP=[YR=1993] S2 E4 N2 W4\$ E17 D2 R2 E5 U2 R2 E1 N22 W12 N6 W16 \$ E26\$ W10 S6 E12 N6 \$.									