S-40 OF LOT 83
SUB OF SEC 4 PB 0/59
IN OR 813/475

ALLEN JOHN R & KATHERINE W
2836 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000E-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

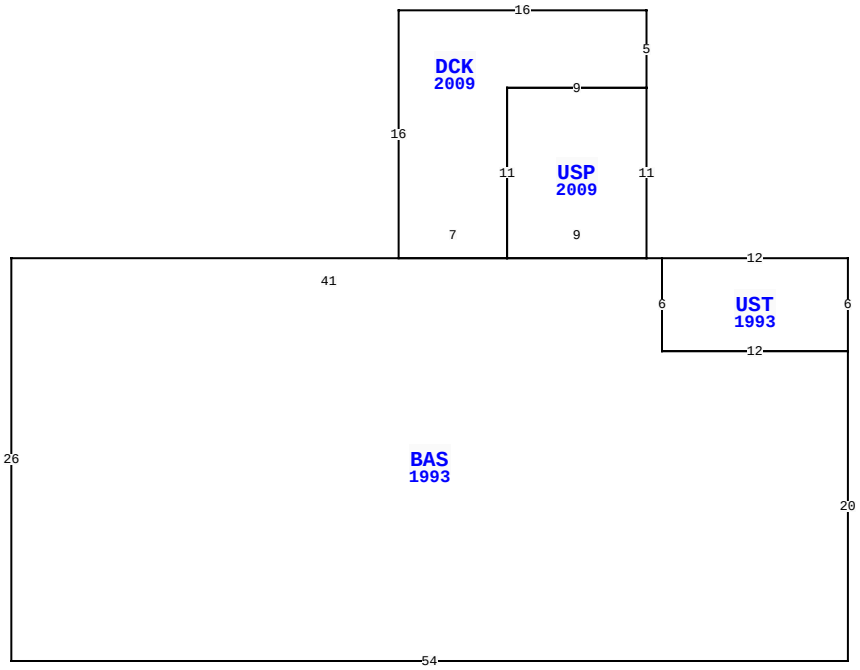
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,332	100	1,332	130,540
DCK	157	10	16	1,568
USP	99	30	30	2,940
UST	72	45	32	3,136
TOTALS	1,660		1,410	138,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,410	111.8000	132.76	187,192	1975	1985	0	0	0	26.18	73.82

1 SNGL FAM – 100% - 1998 Heated Area: 1332 HX Base Yr 1998



2836 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		138,185
TOTAL MARKET OB/XF VALUE		1,208
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		239,393
SOH/AGL Deduction		149,905
ASSESSED VALUE		89,488
TOTAL EXEMPTION VALUE	HX HB SX	89,488
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		239,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/0475	11/13/1997	WD	Q	I		66,200
GRANTOR: GILL NOLAN ARCHIE JR						
GRANTEE: ALLEN JOHN R & KATH						
0596/0825	5/07/1990	QC	U	I	01	100
GRANTOR: BECKHAM CARMELA R						
GRANTEE: GILL NOLAN A JR						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W1 USP=[YR=2009] N11
DCK=[YR=2009] N5 W16 S16 E7 N11 E9$ W9 S11 E9$ W41 S26 E54
N20 W12 N6$ S6E12 N6$.

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	0810	CONCRETE A	0	100	0	0	384.00	SF	6.50	6.50	100	1980	1980	3	35	874	
2	1242	WD DECK A	0	100	0	0	167.00	SF	10.00	10.00	100	1995	1995	3	20	334	

LAND DESCRIPTION

TOTAL OB/XF 1,208

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	100		RS-2	84.00	152.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/19/2020 BY KWVJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS