

S-42 OF LOT 83
AKA BLK E LOT 5
IN OR 585/523

DUNCAN CARL E & ELIZABETH D
2852 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2023

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	08	WD ON PLY 50								0900	01	1,290	114.5040	135.97	175,401	1973	1983	0	0	0	27.23	72.77	VALUATION BY																								
Exterior Wall	20	FACE BRICK 50								1 SNGL FAM - 100% - 1990										Heated Area: 1134										HX Base Yr 1990										STANDARD							
Roof Structur	03	GABLE/HIP 100																		Tax Group: 8										Tax Dist:																	
Roof Cover	01	MINIMUM 100																		BUILDING MARKET VALUE										127,639																	
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										18,195																	
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										100,000																	
Interior Floo	11	CLAY TILE 20																		TOTAL MARKET VALUE										245,834																	
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										162,361																											
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										83,473																											
Bedrooms	3	100								TOTAL EXEMPTION VALUE										HX HB										50,000																	
Bathrooms	2	100								BASE TAXABLE VALUE										33,473																											
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										245,834																											
Stories	1.	1. 100								NCON VALUE										0																											
Units	0	100								INCOME VALUE																																					
BUD8 Adjustme	05	DIST 1A 100								PREVIOUS YEAR MKT VALUE										205,332																											
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	1,134	100	1,134	112,204																																											
FCP	252	25	63	6,233																																											
FST	72	55	40	3,958																																											
PTO	96	5	5	495																																											
UOP	242	20	48	4,750																																											
TOTALS	1,796		1,290	127,639																																											
EXTRA FEATURES					2852 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																															
2	0940	SHEDS/PORT	0 100	11	13	143.00	SF	30.00	30.00	100	1973	1973	3	20	858																																
3	1242	WD DECK A	0 100	13	8	104.00	SF	10.00	10.00	100	1973	1973	3	20	208																																
4	0811	CONCRETE B	0 100	0	0	521.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,612																																
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	21.30	21.30	100	2006	2006	3	31	423																																
6	0510	GARAGE WD-	0 100	25	23	575.00	SF	35.00	35.00	100	2013	2013	3	75	15,094																																
TOTAL OB/XF 18,195																																															
LAND DESCRIPTION																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	154.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																														
REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																															