S-36 OF LOT 83
IN OR 2248/1036
AKA BLK E LOT 6

BURKE RUSTY L
2860 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000E-0060

BUILDING CHARACTERISTICS

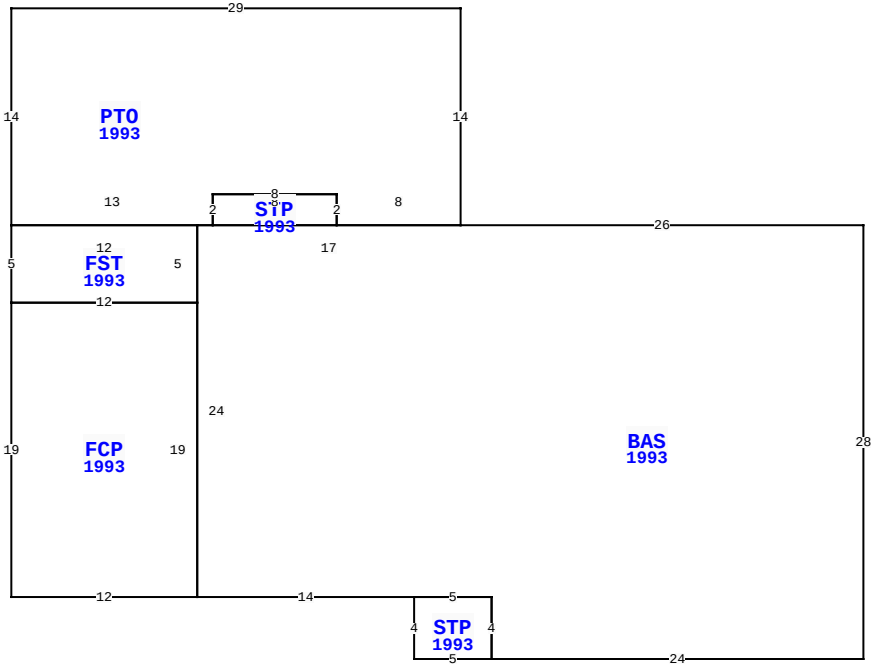
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,128	100	1,128	112,319
FCP	228	25	57	5,675
FST	60	55	33	3,286
PTO	390	5	20	1,991
STP	16	10	2	199
STP	20	10	2	199
TOTALS	1,842		1,242	123,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,242	117.7660	139.85	173,694	1973	1980	0	0	0	28.80	71.20

1 SNGL FAM – 100% - 2015 Heated Area: 1128 HX Base Yr 2015



2860 BOB WHITE LN, FERNANDINA BEACH

BLD DATE	07/15/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		123,670
TOTAL MARKET OB/XF VALUE		1,652
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		225,322
SOH/AGL Deduction		109,058
ASSESSED VALUE		116,264
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,264
TOTAL JUST VALUE		225,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213223	ROOF	1,650	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1036	1/14/2019	QC	U	I	11	100
GRANTOR: BURKE RUSTY L & ADRIE						
GRANTEE: BURKE RUSTY L						
1915/1685	5/02/2014	WD	Q	I	02	130,000
GRANTOR: HALL JOSEPH M & HEIDI						
GRANTEE: BURKE RUSTY L & ADR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=1993] N14 W29 S14 FST=[YR=1993] S5 FCP=[YR=1993] S19 E12 N19W12$ E12N5 W12$E13 STP=[YR=1993] E8 N2 W8 S2$ N2 E8 S2 E8$ W17 S24 E14 STP=[YR=1993] S4 E5 N4 W5$ E5 S4 E24 N28$.

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	100	0	0	675.00	SF	5.20	5.20	100	1980	1980	3	35	1,229	
2	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	1980	1980	3	35	423	

LAND DESCRIPTION

TOTAL OB/XF 1,652

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	85.00	152.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/28/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS