S-44 OF LOTS 82 & 83
IN OR 2548/1085
SUB OF SEC 4 PB 0/59

MANNING PAUL TAYLOR
2851 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000D-0080

BUILDING CHARACTERISTICS

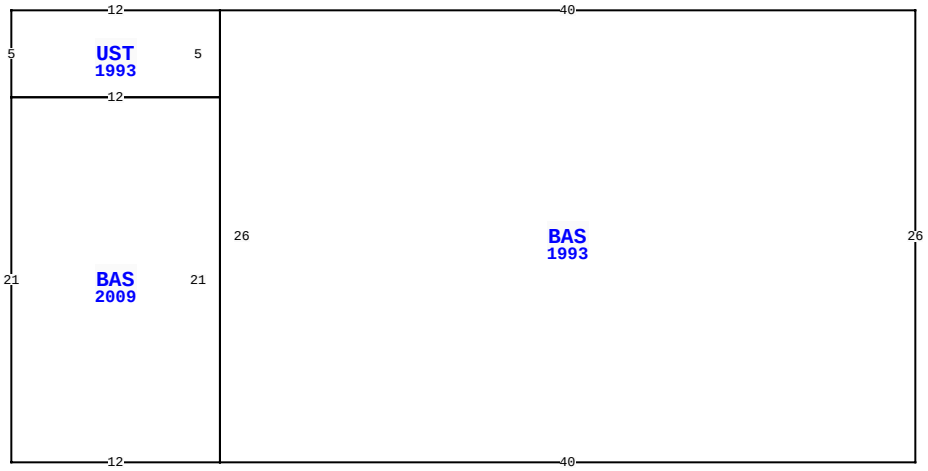
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,040	100	1,040	112,765
BAS	252	100	252	27,324
UST	60	45	27	2,927
TOTALS	1,352		1,319	143,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,319	113.8800	142.35	187,760	1974	1980	0	0	0	23.83	76.17

1 SNGL FAM – 100% - 2023 Heated Area: 1292 HX Base Yr 2023



2851 BOB WHITE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		143,017
TOTAL MARKET OB/XF VALUE		2,486
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		265,503
SOH/AGL Deduction		19,102
ASSESSED VALUE		246,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,401
TOTAL JUST VALUE		265,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1085	3/21/2022	WD	U	I	30	280,000
GRANTOR: MANNING PAUL						
GRANTEE: MANNING PAUL TAYLOR						
2470/1676	6/16/2021	WD	Q	I	01	160,000
GRANTOR: BRADLEY JOE B JR & SU						
GRANTEE: MANNING PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UST=[YR=1993] W12 S5 BAS=[YR=2009] S21 E12 N21W12$ E12N5$ S26 E40 N26$.

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	995.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,102	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 2,486

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		RSF-2	84.00	153.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS