

KINNEY MICHAEL J
2815 BOB WHITE LN
FERNANDINA BEACH, FL 32034

00-00-30-0050-000D-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		20	FACE BRICK 100			0900	01	1,978	109.0740	136.34	269,681	1975	1990		0		0	24.15	75.85	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100			1 SNGL FAM - 0% - 0										Heated Area: 1525					HX Base Yr					Tax Group: 8					Tax Dist:					
Roof Cover		03	COMP SHNGL 100																		BUILDING MARKET VALUE					204,553										
Interior Wall		05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					3,768										
Interior Floo		14	CARPET 90																		TOTAL LAND VALUE - MARKET					120,000										
Interior Floo		11	CLAY TILE 10																		TOTAL MARKET VALUE					328,321										
Air Condition		03	CENTRAL 100																		SOH/AGL Deduction					51,582										
Heating Type		04	AIR DUCTED 100																		ASSESSED VALUE					276,739										
Bedrooms			3 100																		TOTAL EXEMPTION VALUE					0										
Bathrooms			2 100																		BASE TAXABLE VALUE					276,739										
Frame		02	WOOD FRAME 100																		TOTAL JUST VALUE					328,321										
Stories		1.	1. 100																		NCON VALUE					0										
Units		0	100			INCOME VALUE																														
BUD8 Adjustme		05	DIST 1A 100			PREVIOUS YEAR MKT VALUE					299,764																									
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	1,375	100	1,375	142,194																																
FDU	192	65	125	12,927																																
FGR	550	55	302	31,231																																
FOP	88	30	26	2,689																																
SFB	187	80	150	15,512																																
TOTALS		2,392		1,978	204,553	2815 BOB WHITE LN, FERNANDINA BEACH										BLD DATE				LGL DATE		03/14/2024		MLU												
EXTRA FEATURES												XF DATE				LAND DATE																				
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																				
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																					
2	0811	CONCRETE B	0	0	0	1,141.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,928																					
3	0810	CONCRETE A	0	0	8	40.00	SF	6.50	6.50	100	1980	1980	3	32.5	85																					
4	0810	CONCRETE A	0	0	12	60.00	SF	6.50	6.50	100	1980	1980	3	32.5	127																					
LAND DESCRIPTION																	TOTAL OB/XF										3,768									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-2	85.00	158.00	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																																				