S-37 OF LOTS 82 & 83
IN OR 2040/1674
SUB OF SEC 4 PB O/59

COCKRELL CHAD W & SHANNON N
2816 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000E-0010

BUILDING CHARACTERISTICS

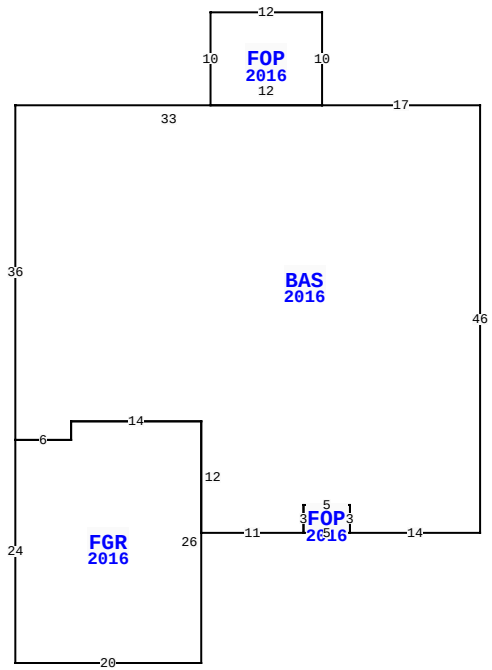
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,057	100	2,057	352,328
FGR	508	55	279	47,788
FOP	15	30	4	685
FOP	120	30	36	6,166
TOTALS	2,700		2,376	406,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,376	141.2621	176.58	419,554	2016	2016	0	0	0	3.00	97.00

2 SNGL FAM – 100% - 2017 Heated Area: 2057 HX Base Yr 2017



2816 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		406,967
TOTAL MARKET OB/XF VALUE		7,377
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		534,344
SOH/AGL Deduction		246,340
ASSESSED VALUE		288,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,004
TOTAL JUST VALUE		534,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531309	CO ISSUED	0	04/11/2016
B1531309	NEW CONSTR	202,169	10/21/2015
8762	REPAIR/RRF	1,000	03/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1674	4/18/2016	WD	Q	I	01	267,000
GRANTOR: CARROLL JUSTIN MICHAE						
GRANTEE: COCKRELL CHAD W & S						
1996/0566	8/07/2015	QC	U	I	11	45,000
GRANTOR: HOLLOWAY ROBERT J						
GRANTEE: CARROLL JUSTIN MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12$ W33 S36
FGR=[YR=2016] S24 E20 N26 W14 S2 W6$ E6 N2 E14 S12 E11
FOP=[YR=2016] E5 N3 W5 S3$ N3 E5 S3 E14 N46$.

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	0812	CONCRETE C	0	100	0	0	1,609.00	SF	4.00	4.00	100	2016	2016	3	96	6,179	
2	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	2016	2016	3	96	1,198	

LAND DESCRIPTION

TOTAL OB/XF 7,377

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	90.00	150.00	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