

S-39 OF LOT 83
AKA BLK E LOT 2 AMELIA
ACRES UNR IN OR 1970/1392

MCLACHLAN JAY RICHARD & ETHEL
2824 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000E-0020



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	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	135,260
STP	8	10	1	93
UEP	312	60	187	17,396
UOP	60	20	12	1,116
UST	72	45	32	2,977
TOTALS	1,906		1,686	156,842

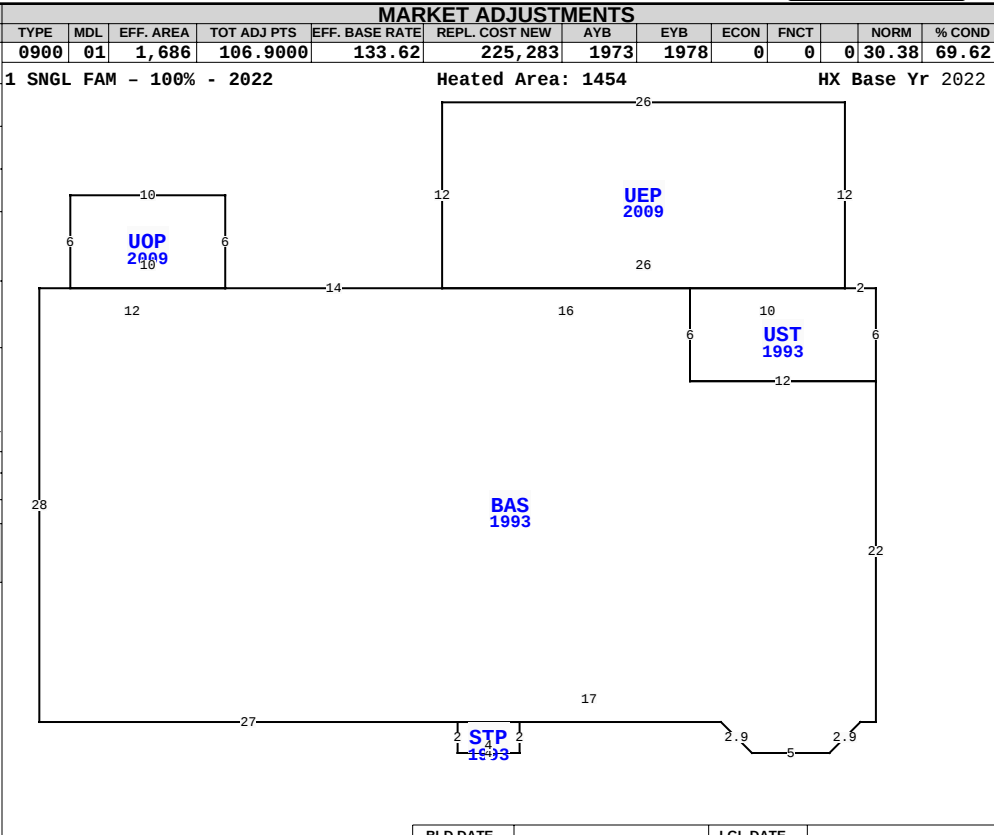
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1980	1980	3	32.5	423	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	20.10	20.10	100	1995	1995	3	20	563	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	0811	CONCRETE B	0	100	0	0	1,047.00	SF	5.20	5.20	100	1990	1990	3	59.5	3,239	
5	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2015	2015	3	78	9,828	

LAND DESCRIPTION																	
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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
1	000100	C	SFR	100		RSF-2	84.00	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
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2824 BOB WHITE LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF																	
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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
1	000100	C	SFR	100		RSF-2	84.00	150.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000

Market:	0	Agricultural:	0	Common:	120,000
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NASSAU COUNTY PROPERTY																	
PAGE 1 of 1																	

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		156,842
TOTAL MARKET OB/XF VALUE		15,293
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		292,135
SOH/AGL Deduction		54,704
ASSESSED VALUE		237,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,431
TOTAL JUST VALUE		292,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531236	GARAGE	16,067	10/06/2015
4363	N/A	1,800	09/11/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/1392	3/26/2015	WD	Q	I	01	155,000

GRANTOR: JOHNSON CHARLES G						
GRANTEE: MCLACHLAN JAY RICHA						
0168/0391	1/01/1974	WD	Q	I		24,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
UST=[YR=1993] W2 UEP=[YR=2009] N12 W26 S12 BAS=[YR=1993] W14 UOP=[YR=2009] N6 W10 S6 E10\$ W12 S28 E27 STP=[YR=1993] S2 E4 N2 W4\$ E17 D2 R2 E5 U2 R2 E1 N22 W12 N6 W16 \$ E26\$ W10 S6 E12 N6 \$.						