S-41 OF LOT 83
SUB OF 4 PB 0/59
IN OR 2670/971

DAVIS LOUIS I & LINDSEY E
2848 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000E-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

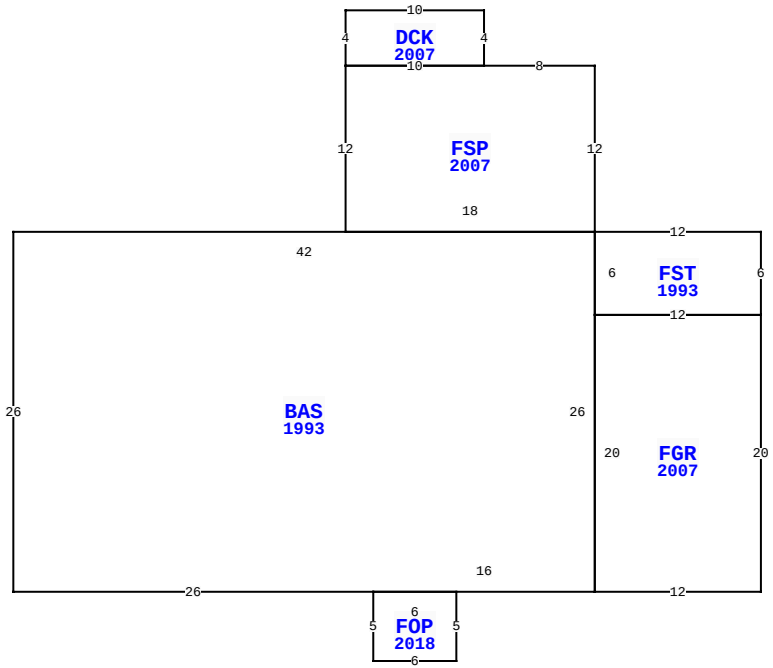
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	Quality Level 06
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	1,092	100	1,092	164,965
DCK	40	10	4	604
FGR	240	55	132	19,941
FOP	30	30	9	1,359
FSP	216	40	86	12,992
FST	72	55	40	6,042
TOTALS	1,690		1,363	205,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,363	128.5700	160.71	219,048	1973	2015	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 2024 Heated Area: 1092 HX Base Yr



2848 BOB WHITE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	205,905
TOTAL MARKET OB/XF VALUE	6,344
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	332,249
SOH/AGL Deduction	0
ASSESSED VALUE	332,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,249
TOTAL JUST VALUE	332,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602961	REPAIR/RRF	4,928	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/971	9/25/2023	WD	Q	I	01	500,000
GRANTOR: AGRICOLA CHRISTOPHE A						
GRANTEE: DAVIS LOUIS I & LIN						
2179/0282	2/21/2018	WD	Q	I	01	250,000
GRANTOR: VERRIER TRACEY HINES						
GRANTEE: AGRICOLA CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 FSP=[YR=2007] N12 W8 DCK=[YR=2007] N4 W10 S4 E10$ W10 S12 E18$ BAS=[YR=1993] W42 S26 E26 FOP=[YR=2018] S5 E6 N5 W6$ E16 FGR=[YR=2007] E12 N20 W12 S20$ N26$ S6 E12 N6$.

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	0	0	0	336.00	SF	6.50	6.50	100	1973	1973	3	24	524	
2	0810	CONCRETE A	0	0	0	0	202.00	SF	6.50	6.50	100	1998	1998	3	75	985	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	2003	2003	3	21	655	
4	0855	CONC PAVER	0	0	0	0	418.00	SF	10.00	10.00	100	2024	2023		100	4,180	

LAND DESCRIPTION

TOTAL OB/XF 6,344

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	0		RSF-2	84.00	154.00	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