

S-42 OF LOT 83
AKA BLK E LOT 5
IN OR 585/523

DUNCAN CARL E & ELIZABETH D
2852 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2024

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	08	WD ON PLY 50	0900	01	1,290	114.5040	143.13	184,638	1973	1983	0	0	0	27.75	72.25	VALUATION BY													
Exterior Wall	20	FACE BRICK 50	1 SNGL FAM - 100% - 1990													Heated Area: 1134													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 1990													
Roof Cover	01	MINIMUM 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
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	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	1,134	100	1,134	117,268																									
FCP	252	25	63	6,515																									
FST	72	55	40	4,136																									
PTO	96	5	5	517																									
UOP	242	20	48	4,964																									
TOTALS	1,796		1,290	133,401																									
EXTRA FEATURES				2852 BOB WHITE LN, FERNANDINA BEACH																									
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	0940	SHEDS/PORT	0 100	11	13	143.00	SF	30.00	30.00	100	1973	1973	3	20	858														
2	1242	WD DECK A	0 100	13	8	104.00	SF	10.00	10.00	100	1973	1973	3	20	208														
3	0811	CONCRETE B	0 100	0	0	521.00	SF	5.20	5.20	100	1989	1989	3	57	1,544														
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	21.30	21.30	100	2006	2006	3	27	368														
5	0510	GARAGE WD-	0 100	25	23	575.00	SF	35.00	35.00	100	2013	2013	3	71	14,289														
TOTAL OB/XF 17,267																													
LAND DESCRIPTION																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		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																													