LOT 1
GOLF MAR PB 5/62

BRIDGERS ROBERT C & MARILYN B L/E/
2903 BILL MELTON ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1350-0001-0000

BUILDING CHARACTERISTICS

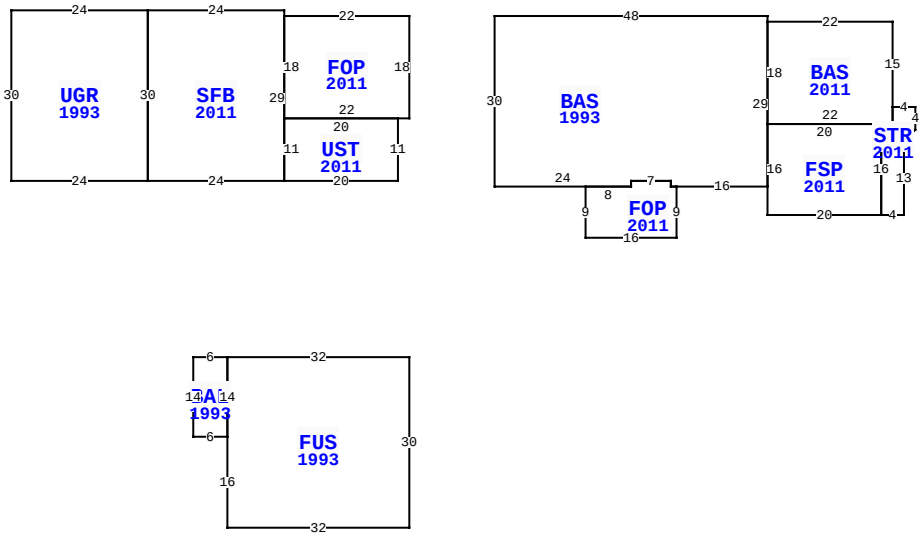
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	13	1,318
BAS	1,433	100	1,433	145,310
BAS	396	100	396	40,155
FOP	151	30	45	4,563
FOP	396	30	119	12,067
FSP	320	40	128	12,979
FUS	960	100	960	97,346
SFB	720	80	576	58,407
STR	80	10	8	812
UGR	720	45	324	32,855
TOTALS	5,480		4,101	415,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,101	97.1520	121.44	498,025	1986	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1987 Heated Area: 3365 HX Base Yr 1987



** This building has 11 Sub-Areas

2903 BILL MELTON RD, FERNANDINA BEACH

BLD DATE	03/13/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		415,851
TOTAL MARKET OB/XF VALUE		8,148
TOTAL LAND VALUE - MARKET		223,300
TOTAL MARKET VALUE		647,299
SOH/AGL Deduction		391,726
ASSESSED VALUE		255,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,573
TOTAL JUST VALUE		647,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111297	ELEC OTHER	1,100	08/04/2011
20111274	ELEC OTHER	500	08/01/2011
20102116	ELEC OTHER	3,000	12/09/2010
20102073	XFOB	695	12/06/2010
20102052	H/AC	3,500	12/01/2010
20102046	NEW CONSTR	2,500	11/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1966	4/10/2024	LE	U	I	11	100
GRANTOR: BRIDGERS ROBERT C & M						
GRANTEE: MCKENZIE AMANDA COR						
1003/1869	8/20/2001	QC	U	I	01	100
GRANTOR: BRIDGERS ROBERT C & M						
GRANTEE: BRIDGERS ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W22 SFB=[YR=2011] N1 W24 UGR=[YR=1993] W24 S30 E24 N30$ S30 E24 UST=[YR=2011] E20 N11 W20 S11$ N29$ S18 E22 N18$ PTR= E15 BAS=[YR=1993] E48 S1 BAS=[YR=2011] E22 S15 STR=[YR=2011] E4 S4 D2 L2 S13 W4 FSP=[YR=2011] W20 N16 E20 S16$ N16 E2 N3$ S3 W22 N18$ S29 W16 FOP=[YR=2011] S9 W16 N9 E8 N1 E7 S1 E1$ W1 N1 W7 S1 W24 N30$ W15$ PTR= S60 FUS=[YR=1993] S30 W32 N16 BAL=[YR=1993] W6 N14 E6 S14$ N14 E32$ N60$.

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	100	0	0	152.00	SF	6.50	6.50	100	1986	1986	3	49.5	489	
2	0810	CONCRETE A	0	100	0	0	1,564.00	SF	6.50	6.50	100	1986	1986	3	49.5	5,032	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
4	1272	H-SHUTR MD	0	100	0	0	18.00	UT	133.00	133.00	100	2004	2004	3	22	527	

LAND DESCRIPTION

TOTAL OB/XF 8,148

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		R-1	77.00	170.00	77.00	FF		1.00	1.00	1.00	2,900.00	2,900.00	223,300							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 223,300 Market: 0 Agricultural: 0 Common: 223,300 PRINTED 08/06/2024 BY SYS