S-44 OF LOTS 82 & 83
IN OR 2548/1085
SUB OF SEC 4 PB 0/59

MANNING PAUL TAYLOR
2851 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000D-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

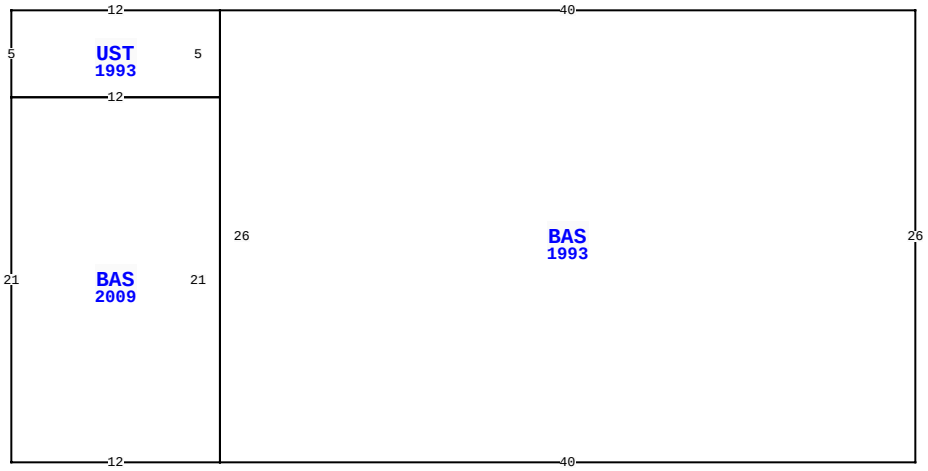
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	118,454
BAS	252	100	2009	252	28,702
UST	60	45	1993	27	3,076
TOTALS	1,352			1,319	150,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,319	113.8800	150.32	198,272	1974	1980	0	0	0	24.23	75.77

1 SNGL FAM – 100% - 2023 Heated Area: 1292 HX Base Yr 2023



2851 BOB WHITE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		150,231
TOTAL MARKET OB/XF VALUE		2,324
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		367,555
SOH/AGL Deduction		114,008
ASSESSED VALUE		253,547
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,825
TOTAL JUST VALUE		367,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2548/1085	3/21/2022	WD	U	I	30	280,000
GRANTOR: MANNING PAUL						
GRANTEE: MANNING PAUL TAYLOR						
2470/1676	6/16/2021	WD	Q	I	01	160,000
GRANTOR: BRADLEY JOE B JR & SU						
GRANTEE: MANNING PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UST=[YR=1993] W12 S5 BAS=[YR=2009] S21 E12 N21W12$ E12N5$ S26 E40 N26$.

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	995.00	SF	6.50	6.50	100	1980	1980	3	30	1,940	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 2,324

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	RES	100		RSF-2	84.00	153.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS