S-46 OF LOT 82
SUB OF SEC 4 PB 0/59
IN OR 2082/530

HOLBROOK ELIZABETH L/E/
2837 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000D-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

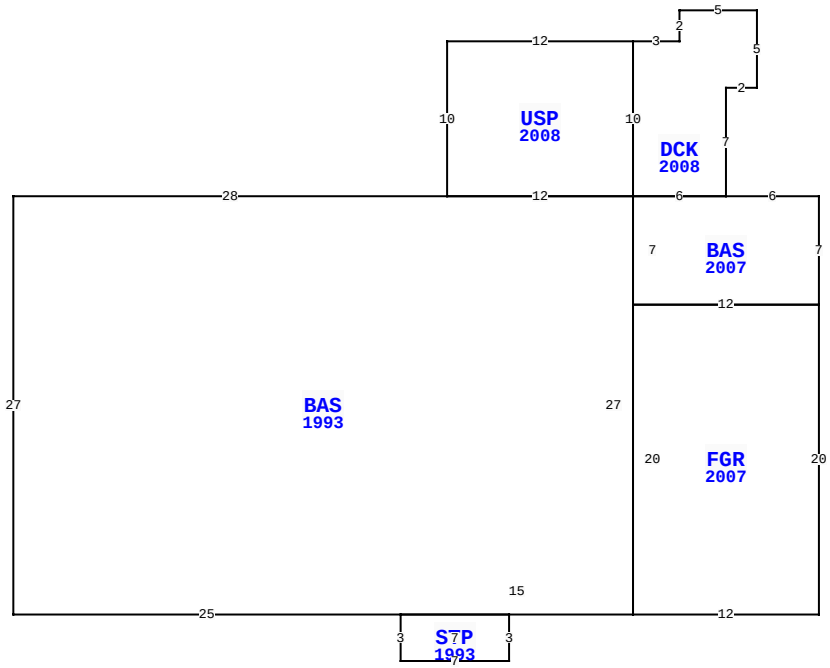
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,080	100	1993	1,080	129,726
BAS	84	100	2007	84	10,090
DCK	76	10	2008	8	961
FGR	240	55	2007	132	15,856
STP	21	10	1993	2	240
USP	120	30	2008	36	4,325
TOTALS	1,621			1,342	161,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,342	117.4160	154.99	207,997	1974	1995	0	0	0	22.50	77.50

1 SNGL FAM – 0% - 0 Heated Area: 1164 HX Base Yr



2837 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	161,198
TOTAL MARKET OB/XF VALUE	735
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	376,933
SOH/AGL Deduction	123,738
ASSESSED VALUE	253,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,195
TOTAL JUST VALUE	376,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21271	XFOB	1,450	04/01/2008
R11167	REPAIR/RRF	100	04/01/2008
5676	REPAIR/RRF	1,000	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/0530	11/04/2016	QC	U	I	11	100
GRANTOR: HOLBROOK ELIZABETH						
GRANTEE: HOLBROOK JOHN E						
1849/1262	4/11/2013	WD	Q	I	02	72,000
GRANTOR: GIBBS MICHAEL LEE						
GRANTEE: HOLBROOK GEORGE III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W6 DCK=[YR=2008] N7 E2 N5 W5 S2 W3
USP=[YR=2008] W12 S10 BAS=[YR=1993] W28 S27 E25
STP=[YR=1993] S3 E7 N3 W7 $ E15 FGR=[YR=2007] E12 N20 W12 S20
$ N27 W12 $ E12 N10$ S10 E6$ W6 S7 E12 N7$.

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	0811	CONCRETE B	0	0	0	0	628.00	SF	3.90	3.90	100	1980	1980	3	30	735	

LAND DESCRIPTION

TOTAL OB/XF 735

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	0		RSF-2	85.00	154.00	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