S-47 OF LOT 82
A/K/A BLOCK D LOT 11
AMELIA ACRES UNR

JOHNSON CLIFFORD G L/E/
2825 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000D-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

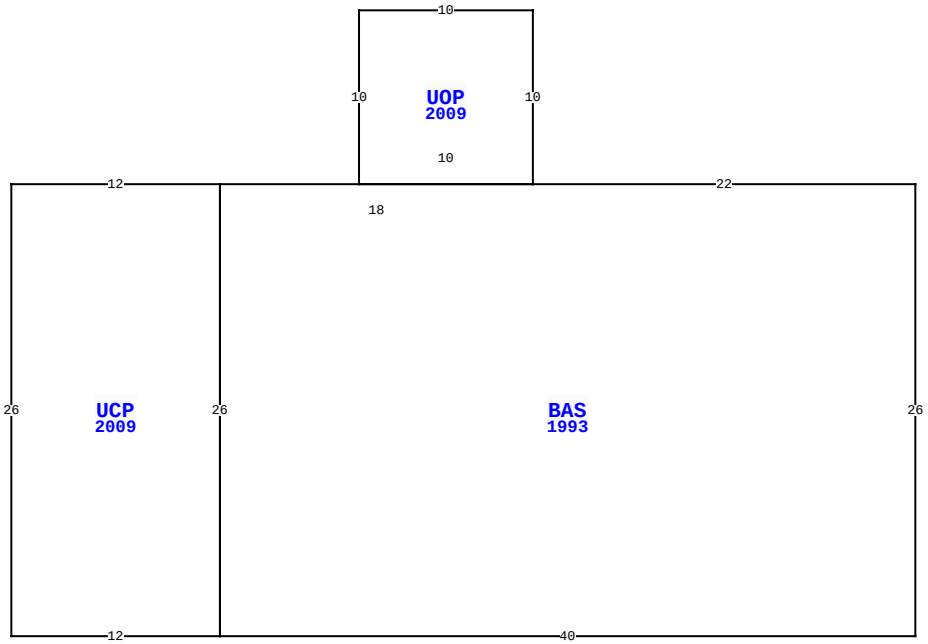
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	125,656
UCP	312	20	2009	62	7,491
UOP	100	20	2009	20	2,416
TOTALS	1,452			1,122	135,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,122	120.9460	159.65	179,127	1974	1985	0	0	0	24.32	75.68

1 SNGL FAM – 100% - 1993 Heated Area: 1040 HX Base Yr 1993



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

2825 BOB WHITE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		135,563
TOTAL MARKET OB/XF VALUE		993
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		351,556
SOH/AGL Deduction		275,309
ASSESSED VALUE		76,247
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		20,525
TOTAL JUST VALUE		351,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0713	9/16/2021	LE	U	I	11	100
GRANTOR: JOHNSON CLIFFORD G						
GRANTEE: JOHNSON MICHAEL & A						
0677/0213	3/17/1993	WD	U	I	07	100
GRANTOR: CRAIG ROBT & AMY L						
GRANTEE: JOHNSON CLIFFORD G						

BUILDING NOTES

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	1076	TRELLIS A	0	100	12	10	120.00	SF	7.50	7.50	100	2000	2000	3	23	207	
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	1974	1974	3	24	786	

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=2009] N10 W10 S10 E10$ W18
UCP=[YR=2009] W12 S26 E12 N26$ S26 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 993

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	80.00	156.00	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