

S-48 OF LOT 82 OR 200/233
A/K/A BLK D LOT 12
AMELIA AC UNR

KINNEY MICHAEL J
2815 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000D-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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		

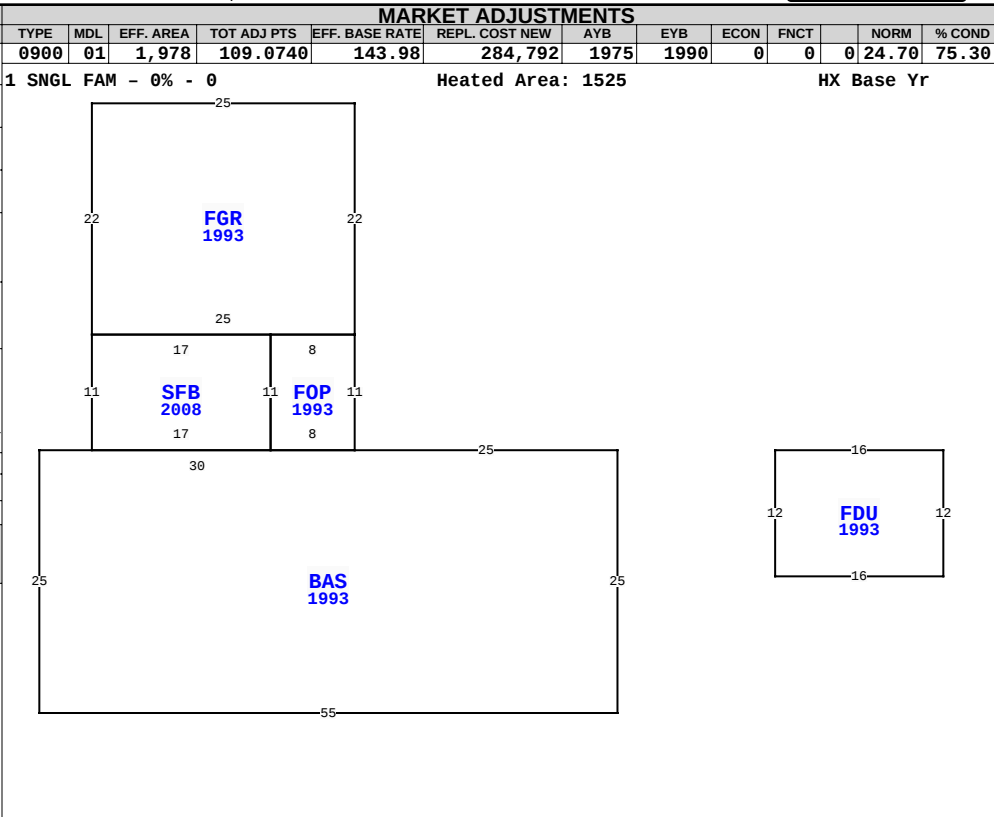
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100	1993	1,375	149,074
FDU	192	65	1993	125	13,552
FGR	550	55	1993	302	32,742
FOP	88	30	1993	26	2,818
SFB	187	80	2008	150	16,263

TOTALS	2,392			1,978	214,448
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	1,141.00	SF	5.20
3	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50
4	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	85.00	158.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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2815 BOB WHITE LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/28/2025
	INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	0	0	0	1,141.00	SF	5.20	5.20	100	1980	1980	3	30	1,780	
3	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	1980	1980	3	30	78	
4	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	1980	1980	3	30	117	

TOTAL OB/XF										3,515							
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
1	000100	C	RES	0		RSF-2	85.00	158.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000

Total Acres: 0.00	Total Land Value: 215,000	Market: 0	Agricultural: 0	Common: 215,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		214, 448	
TOTAL MARKET OB/XF VALUE		3, 515	
TOTAL LAND VALUE - MARKET		215, 000	
TOTAL MARKET VALUE		432, 963	
SOH/AGL Deduction		128, 550	
ASSESSED VALUE		304, 413	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		304, 413	
TOTAL JUST VALUE		432, 963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328, 321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21879	REMODEL	9,555	09/01/2008
R013487	REPAIR/RRF	0	08/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1849/0246	3/29/2013	WD	Q	I	02	144,500			
GRANTOR: JONES JAMES HAROLD &									
GRANTEE: KINNEY MICHAEL J									
0781/0709	1/06/1997	QC	Q	I	01	100			
GRANTOR: JONES JAMES & HELEN									
GRANTEE: JONES JAMES H & HEL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 FOP=[YR=1993] N11 FGR=[YR=1993] N22 W25 S22 E25\$ W8 SFB=[YR=2008] W17 S11 E17 N11\$ S11 E8\$ W30 S25 E55 N25\$ PTR=E15 FDU=[YR=1993] E16 S12 W16 N12\$ W15\$.									