S-39 OF LOT 83
AKA BLK E LOT 2 AMELIA
ACRES UNR IN OR 1970/1392

MCLACHLAN JAY RICHARD & ETHEL
2824 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000E-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

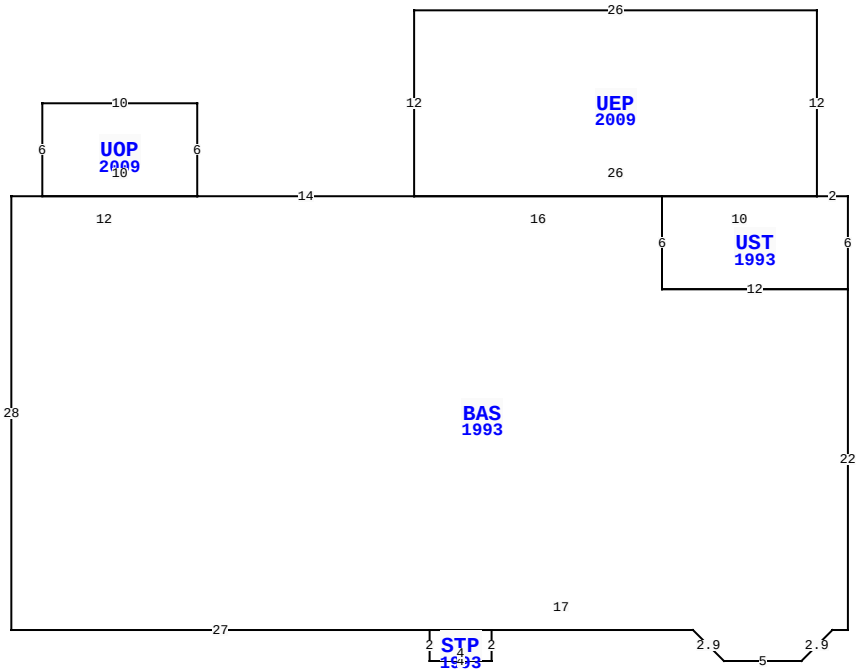
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,454	100	1993	1,454	141,775
STP	8	10	1993	1	97
UEP	312	60	2009	187	18,234
UOP	60	20	2009	12	1,170
UST	72	45	1993	32	3,121
TOTALS	1,906			1,686	164,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,686	106.9000	141.11	237,911	1973	1978	0	0	0	30.90	69.10

1 SNGL FAM – 100% - 2022 Heated Area: 1454 HX Base Yr 2022



2824 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		164,397
TOTAL MARKET OB/XF VALUE		14,706
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		394,103
SOH/AGL Deduction		149,787
ASSESSED VALUE		244,316
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,594
TOTAL JUST VALUE		394,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531236	GARAGE	16,067	10/06/2015
4363	N/A	1,800	09/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/1392	3/26/2015	WD	Q	I	01	155,000
GRANTOR: JOHNSON CHARLES G						
GRANTEE: MCLACHLAN JAY RICHA						
0168/0391	1/01/1974	WD	Q	I		24,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W2 UEP=[YR=2009] N12 W26 S12 BAS=[YR=1993] W14 UOP=[YR=2009] N6 W10 S6 E10$ W12 S28 E27 STP=[YR=1993] S2 E4 N2 W4$ E17 D2 R2 E5 U2 R2 E1 N22 W12 N6 W16 $ E26$ W10 S6 E12 N6 $.

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	200.00	SF	6.50	6.50	100	1980	1980	3	30	390	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	20.10	20.10	100	1995	1995	3	20	563	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0811	CONCRETE B	0	100	0	0	1,047.00	SF	5.20	5.20	100	1990	1990	3	57	3,103	
5	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2015	2015	3	75	9,450	

LAND DESCRIPTION

TOTAL OB/XF 14,706

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	150.00	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