PT OF LOT 25
OR 144 PG 368 D OF C
E O FRIEND SUB DB Z/165

DAVIS DEBORAH/TANNER ROBERT E ET AL
85325 LINDA HALL ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

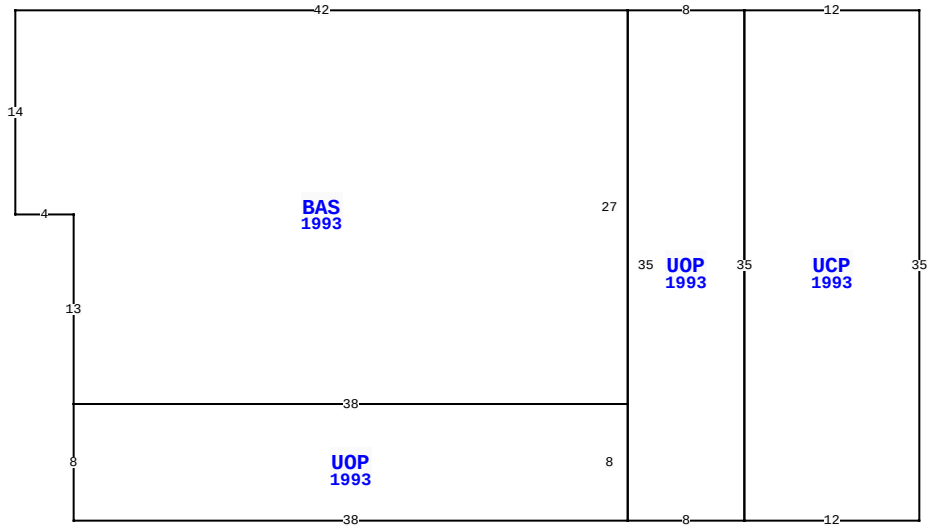
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	1993	1,082	78,891
UCP	420	20	1993	84	6,125
UOP	280	20	1993	56	4,083
UOP	304	20	1993	61	4,448
TOTALS	2,086			1,283	93,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,283	95.0000	95.00	121,885	1947	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1082 HX Base Yr



2048 FRIENDLY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	93,547
TOTAL MARKET OB/XF VALUE	1,119
TOTAL LAND VALUE - MARKET	273,000
TOTAL MARKET VALUE	367,666
SOH/AGL Deduction	0
ASSESSED VALUE	367,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,666
TOTAL JUST VALUE	367,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/884	11/01/2024	FJ	U	I	11	0
GRANTOR: TANNER LOWEISE H EST						
GRANTEE: DAVIS DEBORAH						
2748/847	11/01/2024	FJ	U	I	11	0
GRANTOR: TANNER LOWEISE H EST						
GRANTEE: DAVIS DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S14 E4 S13 UOP=[YR=1993] S8 E38
UOP=[YR=1993] E8 UCP=[YR=1993] E12 N35 W12S35$ N35 W8 S35$
N8W38$ E38 N27$.

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	0940	SHEDS/PORT	0	0	0	0	24.00	SF	30.00	30.00	100	1980	1980	3	20	144	
2	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	100	1980	1980	3	30	975	

LAND DESCRIPTION

TOTAL OB/XF 1,119

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-	2140.00	185.00	140.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	273,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 273,000 Market: 0 Agricultural: 0 Common: 273,000 PRINTED 07/30/2025 BY SYS