LOT 10 REPLAT OF LOT 28
E O FRIENDS DB 165/142 &
PT LOT 28 IN OR 2754/1275

CHILDRESS CATHY A
2298 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034C-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

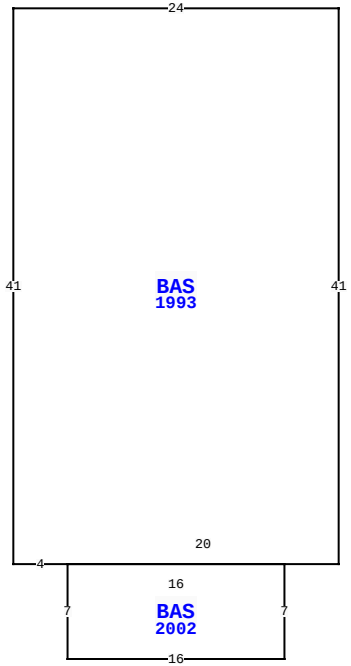
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	984	100	1993	984	90,312
BAS	112	100	2002	112	10,279
TOTALS	1,096			1,096	100,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,096	104.0000	104.00	113,984	1950	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1096 HX Base Yr 2003



2298 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		100,591
TOTAL MARKET OB/XF VALUE		9,243
TOTAL LAND VALUE - MARKET		113,100
TOTAL MARKET VALUE		222,934
SOH/AGL Deduction		119,828
ASSESSED VALUE		103,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,384
TOTAL JUST VALUE		222,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603110	REPAIR/RRF	3,000	07/01/1996
B9603111	REPAIR/RRF	3,000	07/01/1996
E962893	CHNGE SRVC	795	07/01/1996
B961730	H/AC	0	06/01/1996
5972	REPAIR/RRF	1,050	09/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2754/1275	11/26/2024	SW	U	I	37	6,500
GRANTOR: BLAND JAMES E & GAIL						
GRANTEE: CHILDRESS CATHY ANN						
1066/1398	7/03/2002	WD	Q	I		105,000
GRANTOR: MCGUIGAN MARK						
GRANTEE: CHILDRESS CATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S41 E4 BAS=[YR=2002] S7 E16 N7 W16 $ E20 N41 $.

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	100	0	0	660.00	SF	5.20	5.20	100	1976	1976	3	26	892	
2	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1979	1979	3	29	6,635	
3	0810	CONCRETE A	0	100	0	0	330.00	SF	6.50	6.50	100	2002	2002	3	80	1,716	

LAND DESCRIPTION

TOTAL OB/XF 9,243

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	58.00	200.00	58.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	113,100							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 113,100 Market: 0 Agricultural: 0 Common: 113,100 PRINTED 07/30/2025 BY SYS