S-43 OF LOTS 82 & 83
IN OR 2288/428
A/K/A BLK D LOT 7

SWILLEY BRANDI N &/WOODY NICHOLAS L
2863 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000D-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

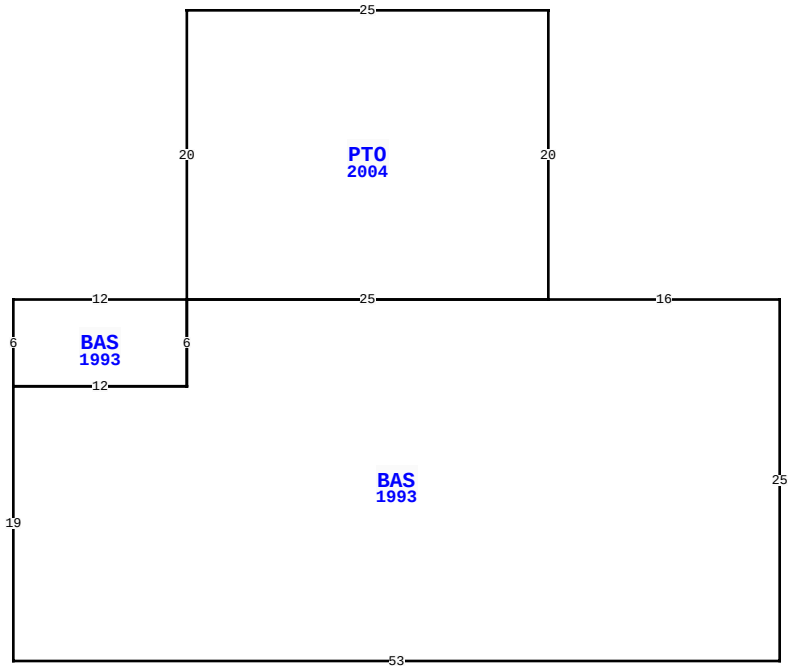
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	9,740
BAS	1,253	100	1993	1,253	169,501
PTO	500	5	2004	25	3,382
TOTALS	1,825			1,350	182,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,350	116.2720	161.62	218,187	1975	1995	0	0	0	16.30	83.70

1 SNGL FAM 100% - 2020 Heated Area: 1325 HX Base Yr 2020



2863 BOB WHITE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		182,623
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		404,093
SOH/AGL Deduction		220,151
ASSESSED VALUE		183,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,531
TOTAL JUST VALUE		404,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618004	REPAIR/RRF	1,360	10/31/2006
V000086	REPAIR/RRF	10,343	06/01/2000
6650	REPAIR/RRF	1,286	08/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/0428	7/08/2019	SW	U	I	12	185,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: SWILLEY BRANDI N &						
2266/0978	3/16/2019	WD	U	I	12	194,300
GRANTOR: TOMES MARK						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 W25 S6 W12 S19 E53 N25 $
PTO=[YR=2004;ORIG=-16,0] N20 W25 S20 E25 $
BAS=[YR=1993;ORIG=-41,0] W12 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	160.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS