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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

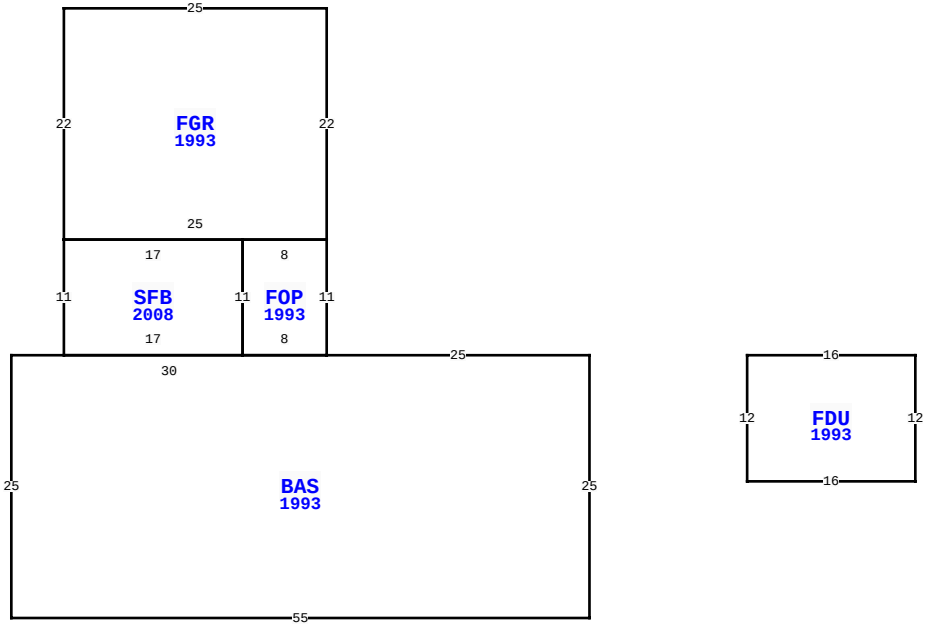
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	155,827
FDU	192	65	1993	125	14,166
FGR	550	55	1993	302	34,225
FOP	88	30	1993	26	2,947
SFB	187	80	2008	150	17,000
TOTALS	2,392			1,978	224,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,978	109.0740	151.61	299,885	1975	1990	0	0	0	25.25	74.75

1 SNGL FAM 100% - 2026 Heated Area: 1525 HX Base Yr 2026



2815 BOB WHITE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		224,164
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		445,634
SOH/AGL Deduction		0
ASSESSED VALUE		445,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		394,223
TOTAL JUST VALUE		445,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,963

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

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$.

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	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	85.00	158.00	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