S-42 OF LOT 83
AKA BLK E LOT 5
IN OR 2762/180

DUNCAN CARL E & ELIZABETH D L/E/
2852 BOB WHITE LANE
FERNANDINA BEACH, FL 32034

2026

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

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	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

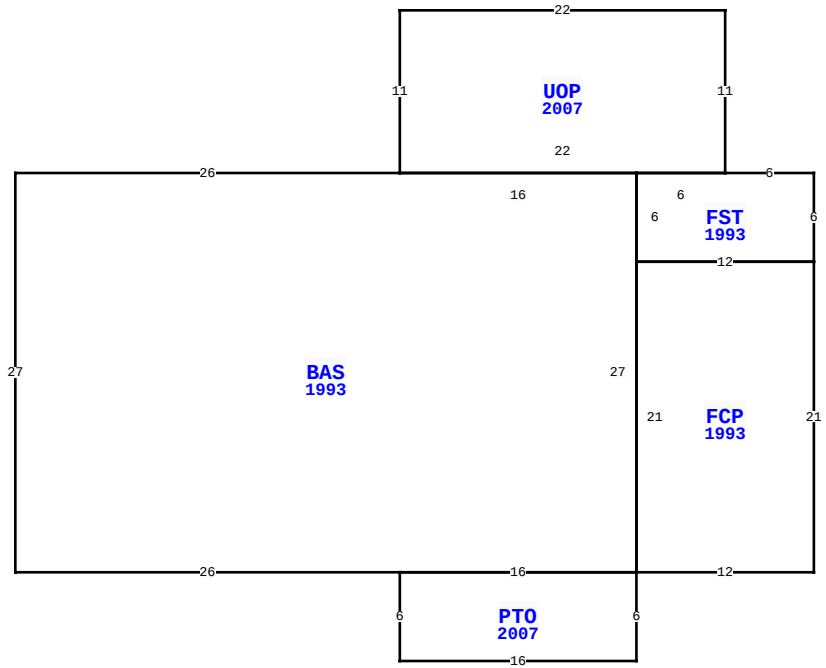
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1993	1,134	128,507
FCP	252	25	1993	63	7,139
FST	72	55	1993	40	4,533
PTO	96	5	2007	5	567
UOP	242	20	2007	48	5,440
TOTALS	1,796			1,290	146,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,290	114.5040	159.16	205,316	1973	1983	0	0	0	28.80	71.20

1 SNGL FAM 100% - 1990 Heated Area: 1134 HX Base Yr 1990



2852 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		146,185
TOTAL MARKET OB/XF VALUE		14,246
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		380,431
SOH/AGL Deduction		289,572
ASSESSED VALUE		90,859
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,448
TOTAL JUST VALUE		380,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/180	1/16/2025	LE	U	I	11	100
GRANTOR: DUNCAN CARL E & ELIZA						
GRANTEE: TURNER CARESSA SPRI						
0585/0523	12/07/1989	WD	Q	I		61,000
GRANTOR: COOK DOUGLAS & LINDA						
GRANTEE: DUNCAN CARL E						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W6 UOP=[YR=2007] N11 W22 S11 BAS=[YR=1993] W26 S27 E26 PTO=[YR=2007] S6 E16 N6 W16$ E16 FCP=[YR=1993] E12 N21 W12 S21$ N27 W16$ E22$ W6 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	0940	SHEDS/PORT	0	100	11	13	143.00	SF	30.00	30.00	100	1973	1973	3	20	858	
2	1242	WD DECK A	0	100	13	8	104.00	SF	10.00	10.00	100	1973	1973	3	20	208	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	2006	2006	3	22	300	
5	0510	GARAGE WD-	0	100	25	23	575.00	SF	35.00	35.00	100	2013	2013	3	64	12,880	

LAND DESCRIPTION

TOTAL OB/XF 14,246

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	154.00	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