S-36 OF LOT 83
IN OR 2248/1036
AKA BLK E LOT 6

BURKE RUSTY L
1512 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000E-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

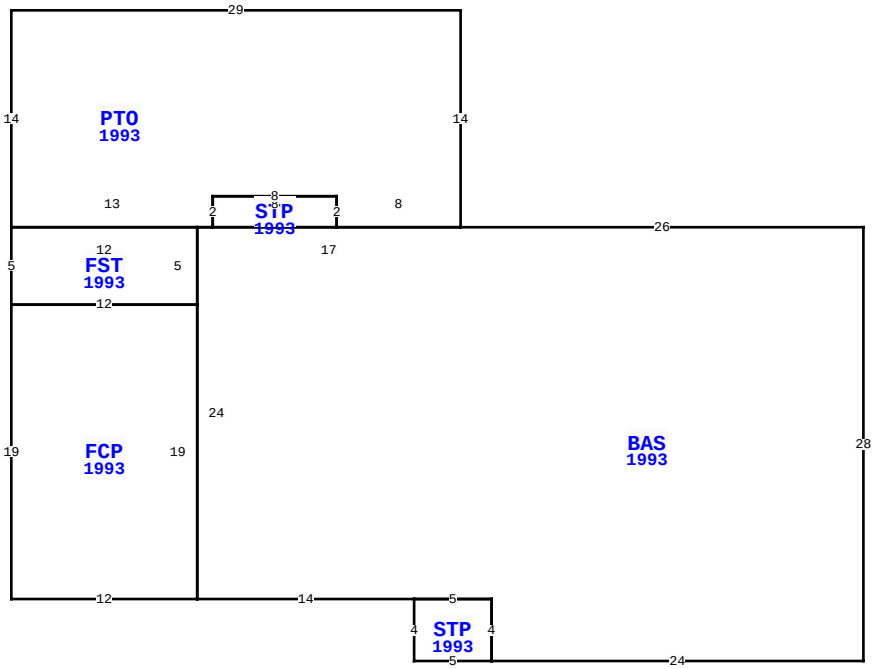
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,128	100	1993	1,128	128,548
FCP	228	25	1993	57	6,496
FST	60	55	1993	33	3,761
PTO	390	5	1993	20	2,279
STP	16	10	1993	2	228
STP	20	10	1993	2	228
TOTALS	1,842			1,242	141,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,242	117.7660	163.69	203,303	1973	1980	0	0	0	30.38	69.62

1 SNGL FAM 0% - 2024 Heated Area: 1128 HX Base Yr



2860 BOB WHITE LN, FERNANDINA BEACH

BLD DATE	07/15/2008	DJ	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	141,540
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	361,540
SOH/AGL Deduction	58,141
ASSESSED VALUE	303,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,399
TOTAL JUST VALUE	361,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213223	ROOF	1,650	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1036	1/14/2019	QC	U	I	11	100
GRANTOR: BURKE RUSTY L & ADRIE						
GRANTEE: BURKE RUSTY L						
1915/1685	5/02/2014	WD	Q	I	02	130,000
GRANTOR: HALL JOSEPH M & HEIDI						
GRANTEE: BURKE RUSTY L & ADR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=1993] N14 W29 S14 FST=[YR=1993] S5 FCP=[YR=1993] S19 E12 N19W12$ E12N5 W12$E13 STP=[YR=1993] E8 N2 W8 S2$ N2 E8 S2 E8$ W17 S24 E14 STP=[YR=1993] S4 E5 N4 W5$ E5 S4 E24 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-2	85.00	152.00	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