LOT 2
THE COLONY PB 4/56

BDG RENTALS LLC
7301 MERRILL RD
JACKSONVILLE, FL 32277

2026

00-00-30-0190-0002-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 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

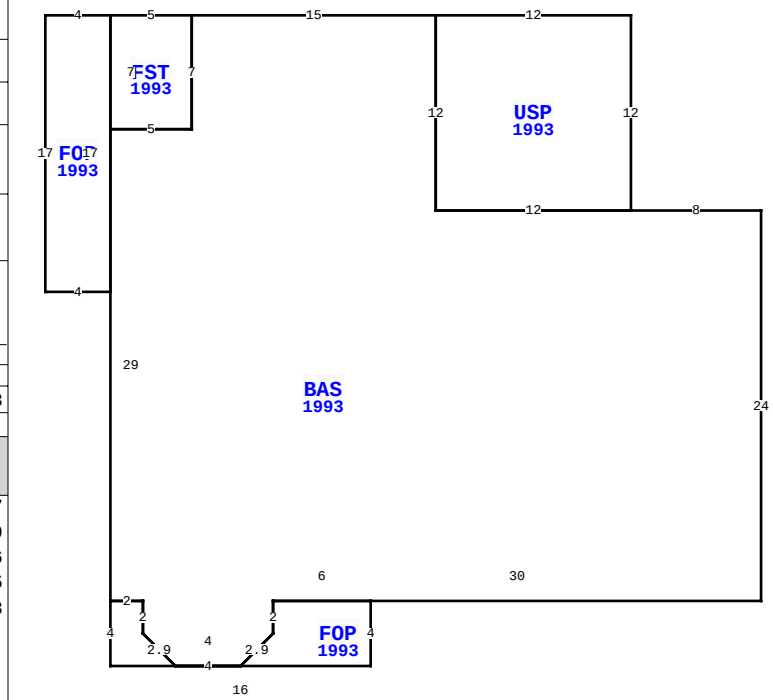
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,193	100	1993	1,193	121,467
FOP	36	30	1993	11	1,120
FOP	68	30	1993	20	2,036
FST	35	55	1993	19	1,935
USP	144	30	1993	43	4,378
TOTALS	1,476			1,286	130,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,286	115.4400	121.21	155,876	1972	1990	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 2025 Heated Area: 1193 HX Base Yr



4636 WHIMBREL LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	130,936
TOTAL MARKET OB/XF VALUE	2,018
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	407,954
SOH/AGL Deduction	71,641
ASSESSED VALUE	336,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,313
TOTAL JUST VALUE	407,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0296	H/AC	700	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1060	1/31/2024	WD	U	I	11	100
GRANTOR: BRADBERRY JOHN W						
GRANTEE: BDG RENTALS LLC						
2462/1010	5/17/2021	WD	Q	I	01	340,000
GRANTOR: GREEN GEORGE B & RHON						
GRANTEE: BRADBERRY JOHN W &						

BUILDING NOTES

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	0	20	14	280.00	SF	30.00	30.00	100	1985	1985	3	20	1,680	
2	0820	WOOD WALK	0	0	18	4	72.00	SF	11.75	11.75	100	1985	1985	3	40	338	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FST=[YR=1993] W5 FOP=[YR=1993] W4 S17 E4 N17$ S7 E5 N7$ S7 W5 S29 FOP=[YR=1993] S4 E16 N4 W6 S2 D2 L2 W4 U2 L2 N2 W2$ E2 S2 R2 D2 E4 U2 R2 N2 E30 N24 W8 USP=[YR=1993] N12W12 S12 E12$ W12 N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,018

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS