

LOT 1
GOLF MAR PB 5/62

BRIDGERS ROBERT C & MARILYN B L/E/
2903 BILL MELTON ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1350-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																
Exterior Wall	12	CEDAR 60	0900	01	4,101	97.1520	135.04	553,799	1986	1990	0	0	0	17.50	82.50	VALUATION BY STANDARD															
Exterior Wall	17	CB STUCCO 40	1 SNGL FAM 100% - 1987													Heated Area: 3365 HX Base Yr 1987															
Roof Structure	03	GABLE/HIP 100															Tax Group: 2 Tax Dist:														
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 456,884														
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 1,960														
Interior Floor	14	CARPET 80															TOTAL LAND VALUE - MARKET 223,300														
Interior Floor	08	SHT VINYL 20															TOTAL MARKET VALUE 682,144														
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 412,058														
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 270,086														
Bedrooms	4	100															TOTAL EXEMPTION VALUE HX HB 51,411														
Bathrooms	4	100															BASE TAXABLE VALUE 218,675														
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 682,144														
Stories	3.	3. 100															NCON VALUE 0														
Units	0	100															INCOME VALUE														
BUD8 Adjustme	02	DIST FB 100															PREVIOUS YEAR MKT VALUE 667,582														
Occupancy	00	NONE 100																													
Quality	03	Quality Level 03																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM	MKT AREA		01																												
NEIGHBORHOOD/LOC	1044.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA															SUBAREA MARKET VALUE												
BAL	84	15	1993	13															1,449												
BAS	1,433	100	1993	1,433	159,647																										
BAS	396	100	2011	396	44,118																										
FOP	151	30	2011	45	5,014																										
FOP	396	30	2011	119	13,258																										
FSP	320	40	2011	128	14,260																										
FUS	960	100	1993	960	106,951																										
SFB	720	80	2011	576	64,171																										
STR	80	10	2011	8	891																										
UGR	720	45	1993	324	36,096																										
TOTALS	5,480			4,101	456,884																										
EXTRA FEATURES						2903 BILL MELTON RD, FERNANDINA BEACH																									
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																
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960															
** This building has 11 Sub-Areas																															
BLD DATE 03/13/2008 DJ LGL DATE																															
XF DATE LAND DATE																															
INC DATE AG DATE																															
TOTAL OB/XF 1,960																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-1	77.00	170.00	77.00	FF		1.00	1.00	1.00	2,900.00	2,900.00	223,300														
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 223,300 Market: 0 Agricultural: 0 Common: 223,300 PRINTED 07/09/2026 BY SYS																															