LOT 1
CASHEN WOOD SUB PB 5/221

GABORNITZ ADAM & AMANDA
2007 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0001-0000

BUILDING CHARACTERISTICS

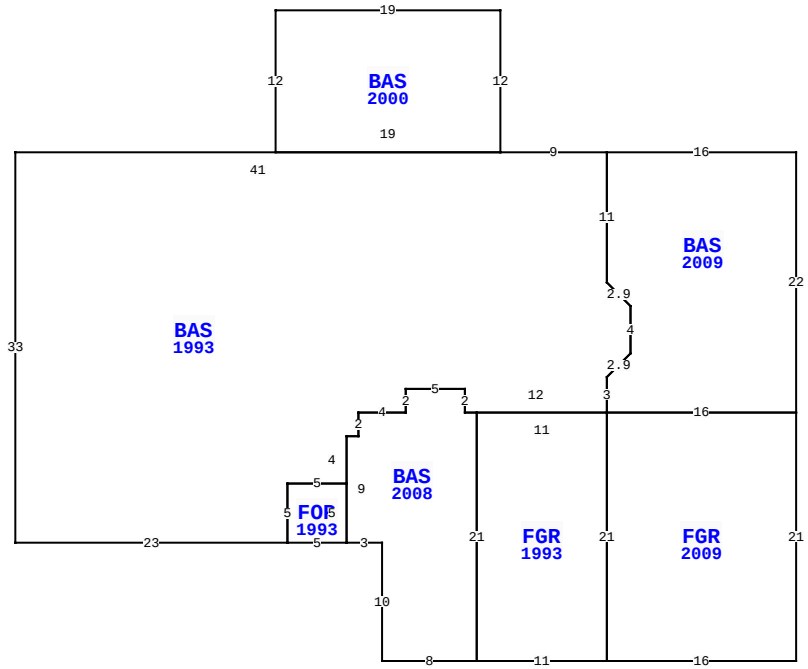
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1,387	174,527
BAS	228	100	228	28,690
BAS	209	100	209	26,298
BAS	340	100	340	42,783
FGR	231	55	127	15,981
FGR	336	55	185	23,279
FOP	25	30	8	1,007
TOTALS	2,756		2,484	312,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,484	119.2320	141.59	351,710	1992	1999	0	0	0	11.13	88.87

1 SNGL FAM – 100% - 2010 Heated Area: 2164 HX Base Yr 2010



2007 BONNIE OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		312,565
TOTAL MARKET OB/XF VALUE		34,546
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		447,111
SOH/AGL Deduction		256,340
ASSESSED VALUE		190,771
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		90,771
TOTAL JUST VALUE		447,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922976	SWIM POOL	20,000	10/01/2009
B22485	ADDITION	44,000	05/01/2009
8332	NEW CONSTR	83,685	08/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/828	5/30/2023	WD	Q	I	01	630,000
GRANTOR: VONES JEFFERY S & LEE						
GRANTEE: GABORNITZ ADAM & AM						
1421/1958	6/21/2006	WD	Q	I		230,000
GRANTOR: GILLARD LOWELL & LORA						
GRANTEE: VONES JEFFERY S & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 BAS=[YR=1993] W9 BAS=[YR=2000] N12 W19 S12 E19$ W41 S33 E23 FOP=[YR=1993] E5 BAS=[YR=2008] E3 S10 E8 FGR=[YR=1993] E11 FGR=[YR=2009] E16 N21 W16 S21$ N21 W11 S21$ N21 W1 N2 W5 S2 W4 S2 W1 S9$ N5 W5 S5$ N5 E5 N4 E1 N2 E4 N2 E5 S2 E12 N3 R2 U2 N4 U2 L2 N11$ S11 R2 D2 S4 D2 L2 S3 E16 N22$.

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	0811	CONCRETE B	0	100	0	0	890.00	SF	5.20	5.20	100	1992	1992	3	66	3,054	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1992	1992	3	66	206	
3	0810	CONCRETE A	0	100	0	0	395.00	SF	6.50	6.50	100	1994	1994	3	70	1,797	
4	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	1994	1994	3	70	382	
5	0811	CONCRETE B	0	100	0	0	384.00	SF	5.20	5.20	100	2009	2009	3	91	1,817	
6	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	2009	2009	3	60	17,952	
7	0845	KOOL DECK	0	100	0	0	716.00	SF	7.25	7.25	100	2009	2009	3	91	4,724	
8	0855	CONC PAVER	0	100	0	0	507.00	SF	10.00	10.00	100	2009	2009	3	91	4,614	

LAND DESCRIPTION

TOTAL OB/XF 34,546

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS