LOT 4
CASHEN WOOD SUB PB 5/221

DRAKE VIVIANA G
2013 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0174-0004-0000**

## BUILDING CHARACTERISTICS

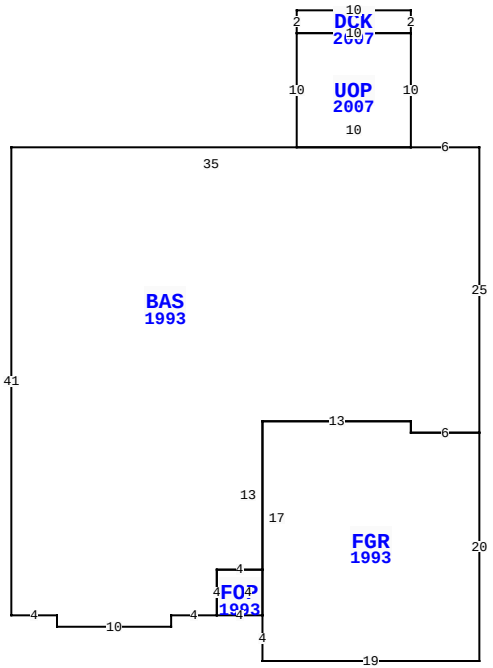
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| 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 | 1,358 | 100 | 1,358 | 184,534 |
| DCK | 20 | 10 | 2 | 272 |
| FGR | 393 | 55 | 216 | 29,351 |
| FOP | 16 | 30 | 5 | 680 |
| UOP | 100 | 20 | 20 | 2,717 |
| TOTALS | 1,887 | | 1,601 | 217,555 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,601 | 129.4900 | 153.77 | 246,186 | 1992 | 1999 | 0 | 0 | 0 | 11.63 | 88.37 |

1 SNGL FAM – 100% - 2009 Heated Area: 1358 HX Base Yr 2009




2013 BONNIE OAKS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 217,555 |
| TOTAL MARKET OB/XF VALUE | | 5,238 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 322,793 |
| SOH/AGL Deduction | | 187,655 |
| ASSESSED VALUE | | 135,138 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 85,138 |
| TOTAL JUST VALUE | | 322,793 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 301,110 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1225824 | SLIDE DOOR | 1,662 | 03/01/2012 |
| B9906389 | XFOB | 4,000 | 08/01/1999 |
| 7832 | NEW CONSTR | 64,785 | 02/10/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2418/0309 | 11/20/2020 | QC | U | I | 11 | 100 |
| GRANTOR: DRAKE JOHN J | | | | | | |
| GRANTEE: DRAKE VIVIANA G | | | | | | |
| 1567/0714 | 5/20/2008 | WD | Q | I | | 205,000 |
| GRANTOR: HAMMETT WILLIAM A JR | | | | | | |
| GRANTEE: DRAKE JOHN J & VIVI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=2007] N10 DCK=[YR=2007] N2 W10 S2 E10$ W10 S10 E10$ W35 S41 E4 S1 E10 N1 E4 FOP=[YR=1993] E4 FGR=[YR=1993] S4 E19 N20 W6 N1 W13 S17$ N4 W4 S4$ N4 E4 N13 E13 S1 E6 N25$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,003.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 66 | 2,648 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 74 | 2,590 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,238

| 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 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS