

LOT 5
IN OR 2026/24
CASHEN WOOD SUB PB 5/221

TANNER EMILY K
2015 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	802	100	802	100,545
FOP	35	30	10	1,254
FUS	504	100	504	63,186
PTO	80	5	4	502
SFB	418	80	334	41,873

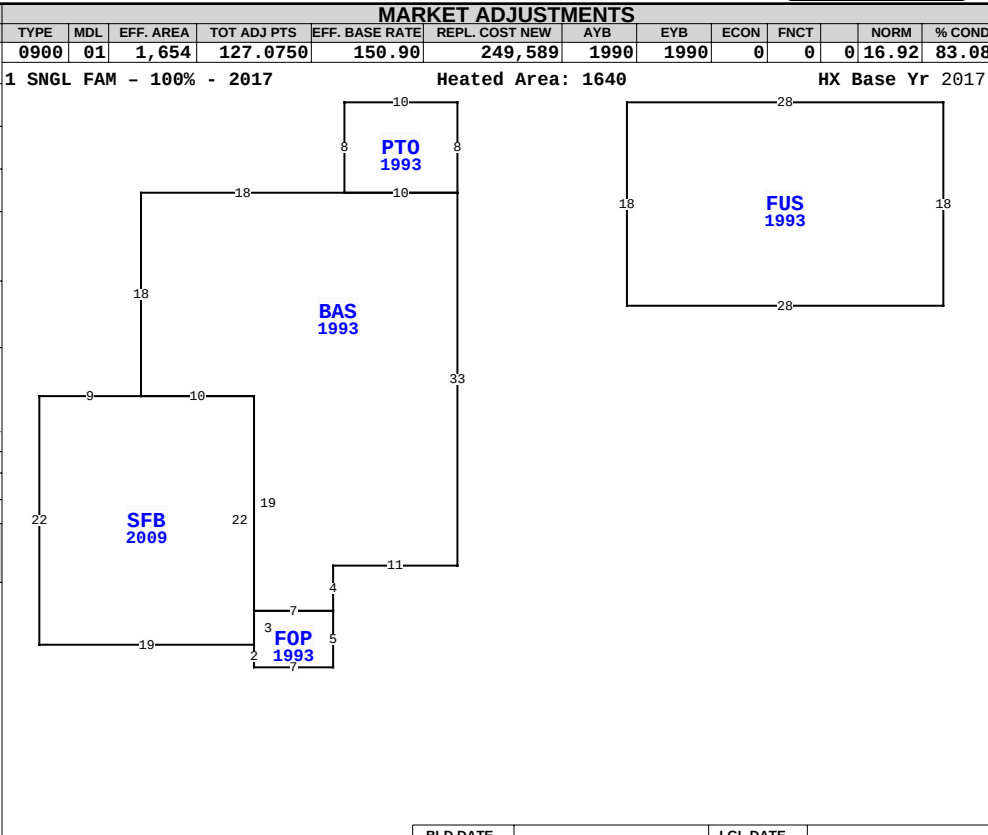
TOTALS	1,839		1,654	207,359
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0 100	0	0	926.00	SF	5.20	5.20	100	1990	1990	3	62	2,985	
3	0811	CONCRETE B	0 100	0	0	444.00	SF	5.20	5.20	100	1990	1990	3	62	1,431	
4	0810	CONCRETE A	0 100	0	0	204.00	SF	6.50	6.50	100	2018	2018	3	98	1,299	

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	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							



2015 BONNIE OAKS DR, FERNANDINA BEACH

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

TOTAL OB/XF

8,165

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		219,874
TOTAL MARKET OB/XF VALUE		8,165
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		328,039
SOH/AGL Deduction		154,399
ASSESSED VALUE		173,640
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,640
TOTAL JUST VALUE		328,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708500	18X30STRG	24,348	09/26/2017
6184	NEW CONSTR	64,855	01/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0024	1/27/2016	WD	Q	I	02	170,000
GRANTOR: PEPPLER MARK D & SUSA						
GRANTEE: TANNER EMILY K						
1236/0581	6/08/2004	WD	Q	I		130,000
GRANTOR: JONES RONALD B & TERE						
GRANTEE: PEPPLER MARK D & SU						

BUILDING NOTES

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BUILDING DIMENSIONS

PTO=[YR=1993] W10 S8 BAS=[YR=1993] W18 S18 SFB=[YR=2009] W9 S22 E19 FOP=[YR=1993] S2 E7 N5 W7 S3 \$ N22 W10 \$ E10 S19 E7 N4 E11 N33 W10 \$ E10 N8 \$ PTR= E15 FUS=[YR=1993] E28 S18 W28 N18 \$ W15 \$.

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