LOT 7
IN OR 2518/1101
CASHEN WOOD SUB PB 5/221

AVANT FAWN R L/E/
2033 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0174-0007-0000**

## BUILDING CHARACTERISTICS

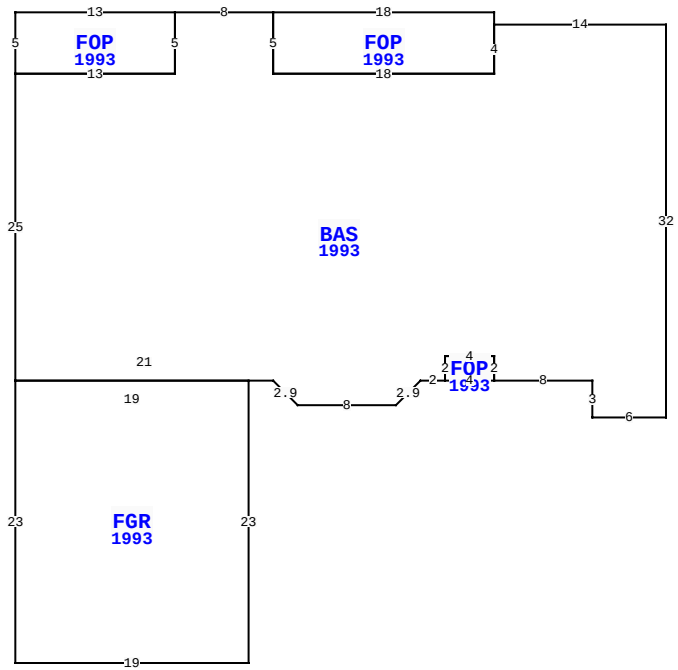
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,451 | 100 | 1,451 | 182,415 |
| FGR | 437 | 55 | 240 | 30,172 |
| FOP | 8 | 30 | 2 | 251 |
| FOP | 65 | 30 | 20 | 2,515 |
| FOP | 90 | 30 | 27 | 3,395 |
| TOTALS | 2,051 | | 1,740 | 218,747 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,740 | 125.5800 | 149.13 | 259,486 | 1989 | 1989 | 0 | 0 | 0 | 15.70 | 84.30 |

1 SNGL FAM – 100% - 2016 Heated Area: 1451 HX Base Yr 2016




| | | | |
|---|---|---|---|
| BLD DATE | 04/02/2008 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

2033 BONNIE OAKS DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 218,747 |
| TOTAL MARKET OB/XF VALUE | | 5,683 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 324,430 |
| SOH/AGL Deduction | | 159,317 |
| ASSESSED VALUE | | 165,113 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 110,113 |
| TOTAL JUST VALUE | | 324,430 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,375 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1213141 | REPAIR/RRF | 3,000 | 09/03/2012 |
| 5723 | NEW CONSTR | 67,030 | 05/10/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2518/1101 | 12/02/2021 | LE | U | I | 14 | 100 |
| GRANTOR: AVANT FAWN R | | | | | | |
| GRANTEE: AVANT FAWN R L/E | | | | | | |
| 2015/0610 | 11/20/2015 | WD | Q | I | 01 | 190,000 |
| GRANTOR: GLISSON JEREMIAH | | | | | | |
| GRANTEE: AVANT COLQUITTE N & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N1 W18 S5 E18 N4 $ S4 W18 N5 W8 FOP=[YR=1993] W13 S5 E13 N5 $ S5 W13 S25 FGR=[YR=1993] S23 E19 N23 W19 $ E21 D2 R2 E8 U2 R2 E2 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E8 S3 E6 N32 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 894.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 59.5 | 2,766 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 59.5 | 387 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 10 | 10 | 100.00 | SF | 7.50 | 7.50 | 100 | 1995 | 1995 | 3 | 20 | 150 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,683

| 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