LOT 8
CASHEN WOOD SUB PB 5/221

J COOPER TRUST/COOPER JOHN TRUSTEE
2045 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0174-0008-0000**

## BUILDING CHARACTERISTICS

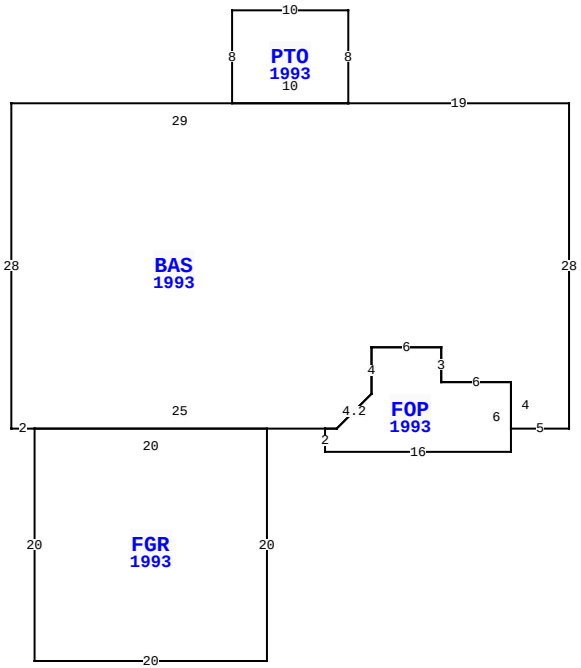
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,274 | 100 | 1,274 | 169,550 |
| FGR | 400 | 55 | 220 | 29,279 |
| FOP | 103 | 30 | 31 | 4,126 |
| PTO | 80 | 5 | 4 | 532 |
| TOTALS | 1,857 | | 1,529 | 203,487 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,529 | 129.2646 | 153.50 | 234,702 | 1990 | 1995 | 0 | 0 | 0 | 13.30 | 86.70 |

1 SNGL FAM – 100% - 2020 Heated Area: 1274 HX Base Yr 2020




2045 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 | | 203,487 |
| TOTAL MARKET OB/XF VALUE | | 2,621 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 306,108 |
| SOH/AGL Deduction | | 105,627 |
| ASSESSED VALUE | | 200,481 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 150,481 |
| TOTAL JUST VALUE | | 306,108 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 287,696 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6185 | NEW CONSTR | 63,495 | 01/02/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0437 | 4/29/2021 | WD | U | I | 11 | 100 |
| GRANTOR: COOPER JOHN | | | | | | |
| GRANTEE: J COOPER TRUST | | | | | | |
| 2257/1602 | 2/26/2019 | WD | Q | I | 01 | 251,000 |
| GRANTOR: MOORE SCOTT R & DAWNA | | | | | | |
| GRANTEE: COOPER JOHN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N8 W10 S8 E10 $ W29 S28 E2
FGR=[YR=1993] S20 E20 N20 W20 $ E25 FOP=[YR=1993] S2 E16 N6
W6 N3 W6 S4 D3 L3 W1 $ E1 U3 R3 N4 E6 S3 E6 S4 E5 N28 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 813.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 62 | 2,621 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,621

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0003 | 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