LOT 15
IN OR 874/410
CASHEN WOOD SUB PB 5/221

ANCRUM JANICE V
2339 BONNIE OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0015-0000

BUILDING CHARACTERISTICS

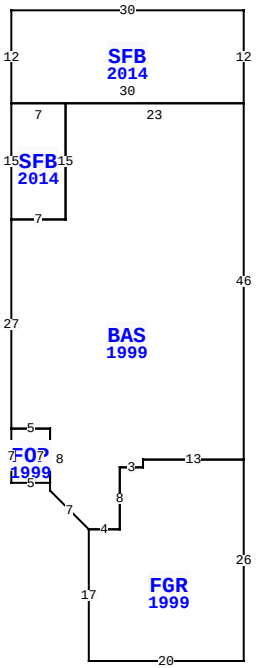
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,327	100	1,327	172,289
FGR	481	55	265	34,406
FOP	35	30	10	1,299
SFB	105	80	84	10,906
SFB	360	80	288	37,392
TOTALS	2,308		1,974	256,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,974	122.8430	145.88	287,967	1999	1999	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2000 Heated Area: 1699 HX Base Yr 2000



2339 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		256,291
TOTAL MARKET OB/XF VALUE		8,130
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		364,421
SOH/AGL Deduction		208,422
ASSESSED VALUE		155,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,999
TOTAL JUST VALUE		364,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805523	NEW CONSTR	85,692	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0874/0410	3/12/1999	WD	Q	I		99,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ANCRUM JANICE V						
0851/0004	10/02/1998	QC	U	V	06	100
GRANTOR: MID-OHIO SECURITIES C						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2014] N12 W30 S12 E30$ BAS=[YR=1999] W23
SFB=[YR=2014] W7 S15 E7 N15 $ S15 W7 S27 FOP=[YR=1999] S7 E5 N7 W5 $ E5 S8 D5 R5 FGR=[YR=1999] S17 E20 N26 W13S1 W3 S8 W4 $ E4 N8 E3 N1 E13 N46 $.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	733.00	SF	6.50	6.50	100	1999	1999	3	79	3,764	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1999	1999	3	79	616	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	2002	2002	3	21	810	

LAND DESCRIPTION

TOTAL OB/XF 8,130

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	0006	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