

LOT 16
IN OR 944/91
CASHEN WOOD SUB PB 5/221

LAY GEORGE W & GLINDA G
2351 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0016-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 70	0900	01	2,162	128.7034	152.84	330,440	1993	2001	0	0	10.15	89.85	STANDARD										
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 1994													Heated Area: 1898									
Roof Structur	03	GABLE/HIP 100														HX Base Yr 1994									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	11	CLAY TILE 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	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	1,514	100	1,514	207,913																					
BAS	384	100	384	52,734																					
FGR	450	55	248	34,057																					
FOP	52	30	16	2,197																					
TOTALS			2,400	2,162	296,900																				
EXTRA FEATURES			2351 BONNIE OAKS DR, FERNANDINA BEACH																						
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	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	68	2,602									
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1993	1993	3	68	464									
3	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100	2000	2000	3	27	11,452									
4	0845	KOOL DECK	0	100	0	0	726.00	SF	7.25	7.25	100	2000	2000	3	80	4,211									
5	0910	SCRN RM L	0	100	0	0	1,210.00	SF	15.00	15.00	100	2000	2000	3	20	3,630									
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450									
7	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	100	2017	2017	3	97	1,791									
LAND DESCRIPTION			TOTAL OB/XF 25,600																						
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								
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																									