LOT 40
IN OR 2104/1996
CASHEN WOOD SUB PB 5/221

GRAY STACEY L
2044 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

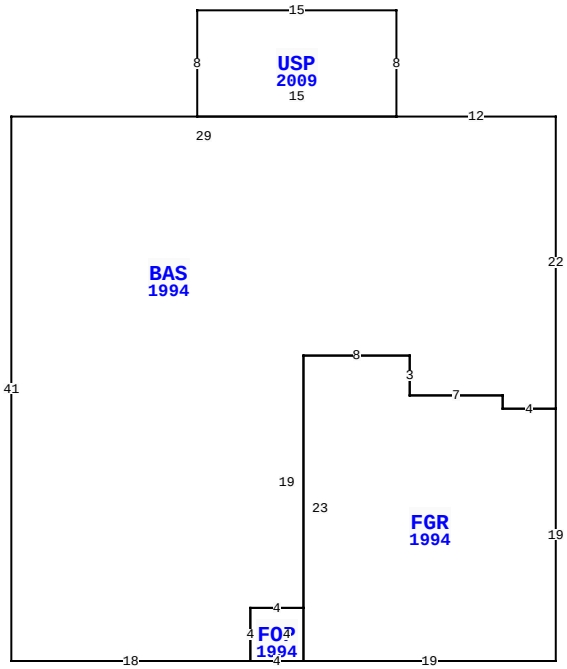
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,265	100	1,265	165,656
FGR	400	55	220	28,810
FOP	16	30	5	655
USP	120	30	36	4,714
TOTALS	1,801		1,526	199,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,526	127.8570	151.83	231,693	1994	1994	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2012 Heated Area: 1265 HX Base Yr 2012



2044 BONNIE OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		199,835
TOTAL MARKET OB/XF VALUE		5,509
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		305,344
SOH/AGL Deduction		176,681
ASSESSED VALUE		128,663
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,663
TOTAL JUST VALUE		305,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25361	ADDITION	13,914	12/01/2011
B00915	NEW CONSTR	84,700	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2104/1996	3/06/2017	QC	U	I	11	100
GRANTOR: GRAY JOHN T						
GRANTEE: GRAY STACEY L						
1707/1807	10/29/2010	WD	Q	I	02	139,900
GRANTOR: DRAWDY DEBRA JAN &						
GRANTEE: GRAY JOHN T & STACE						

BUILDING NOTES

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	0811	CONCRETE B	0	100	44	17	748.00	SF	5.20	5.20	100	1994	1994	3	70	2,723	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1994	1994	3	70	91	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	

BUILDING DIMENSIONS

BAS=[YR=1994] W12 USP=[YR=2009] N8 W15 S8 E15 $ W29 S41 E18
FOP=[YR=1994] E4 FGR=[YR=1994] E19 N19 W4 N1 W7 N3 W8 S23 $
N4 W4 S4 $ N4 E4 N19 E8 S3 E7 S1 E4 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 5,509

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 05/15/2020 BY DJPA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS