

LOT 43
IN OR 1093/1195
CASHEN WOOD SUB PB 5/221

TOMASZEWSKI JACQUELINE S
2070 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0043-0000



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	PAGE 1 of 1											
Exterior Wall	05	AVERAGE 100	0900	01	1,524	127.8570	151.83	231,389	1993	1993	0	0	0	14.25	85.75	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1994													Heated Area: 1284										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1994										
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	1,284	100	1,284	167,170																						
FGR	418	55	230	29,945																						
FOP	20	30	6	781																						
PTO	80	5	4	521																						
TOTALS			1,802	1,524	198,416																					
EXTRA FEATURES					2070 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	48 16	768.00	SF	5.20	5.20	100	1993	1993	3	68	2,716												
2	0810	CONCRETE A	0 100	0 0	37.00	SF	6.50	6.50	100	1993	1993	3	68	164												
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660												
LAND DESCRIPTION																	TOTAL OB/XF 5,540									
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		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																										