

LOT 44
IN OR 1045/744
CASHEN WOOD SUB PB 5/221

CARLETON LAURA/CARLETON KENNETH
2134 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0044-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

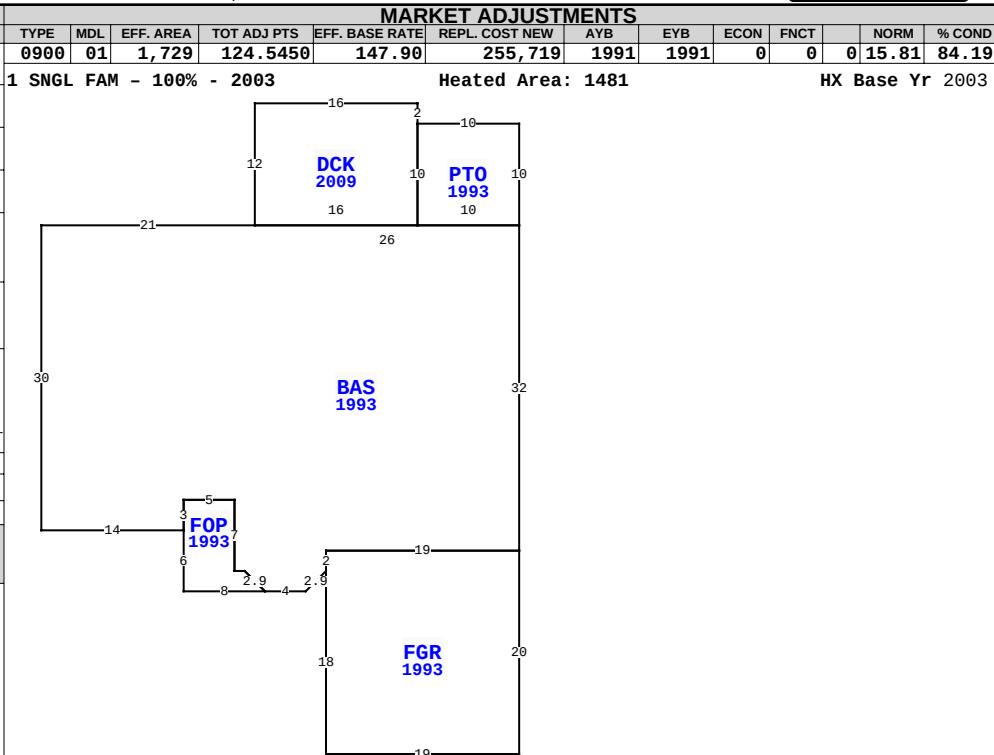
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1,481	184,410
DCK	192	10	19	2,366
FGR	380	55	209	26,024
FOP	49	30	15	1,868
PTO	100	5	5	623

TOTALS	2,202	1,729	215,290
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B
2	0940 SHEDS/PORT



2134 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	0	801.00	SF	5.20	5.20	100	1991	1991	3	64	2,666	
2	0940	SHEDS/PORT	0	100	10	80.00	SF	21.30	21.30	100	2004	2004	3	24	409	

LAND DESCRIPTION		TOTAL OB/XF 3,075														
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		215,290	
TOTAL MARKET OB/XF VALUE		3,075	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		318,365	
SOH/AGL Deduction		179,455	
ASSESSED VALUE		138,910	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		88,910	
TOTAL JUST VALUE		318,365	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7063	NEW CONSTR	67,995	03/08/1991

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1045/0744	3/25/2002	WD Q	I
GRANTOR: MOORE STEVEN R & PAUL			
GRANTEE: CARLETON LAURA & KE			
0628/0848	6/12/1991	WD Q	I
GRANTOR: ATLANTIC BUILDERS			
GRANTEE: MOORE STEVEN & PAUL			

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=1993] W10 DCK=[YR=2009] N2 W16 S12 BAS=[YR=1993] W21 S30 E14 FOP=[YR=1993] S6 E8 U2 L2 W1 N7 W5 S3\$ N3 E5 S7 E1 D2 R2 E4 U2 R2 FGR=[YR=1993] S18 E19 N20 W19 S2 \$N2 E19 N32W26\$ E16 N10\$ S10 E10 N10\$.	