LOT 45
CASHEN WOOD SUB PB 5/221

LANE RICHARD/SIMAS MARIANNE C
PO BOX 135
BURLINGTON, MA 01803

2023

00-00-30-0174-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

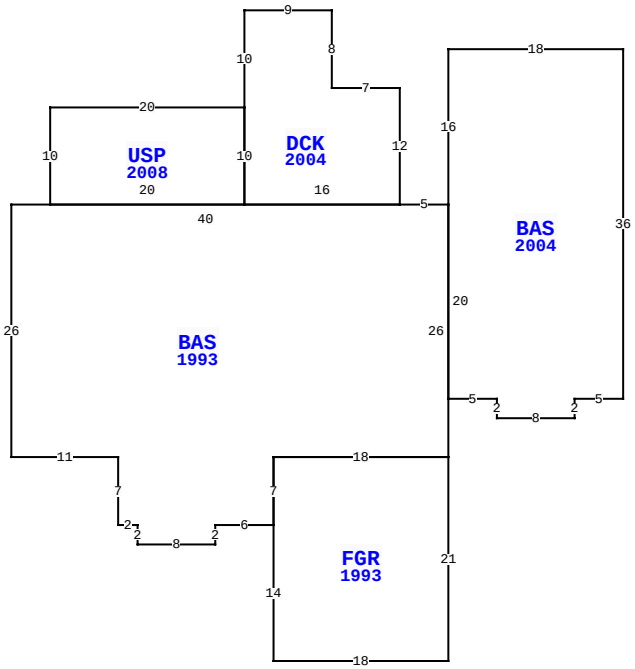
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,298	100	1,298	177,991
BAS	664	100	664	91,052
DCK	264	10	26	3,565
FGR	378	55	208	28,522
USP	200	30	60	8,228
TOTALS	2,804		2,256	309,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,256	122.8430	145.88	329,105	1989	2009	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 2023 Heated Area: 1962 HX Base Yr



2146 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	309,359
TOTAL MARKET OB/XF VALUE	5,447
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	414,806
SOH/AGL Deduction	0
ASSESSED VALUE	414,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,806
TOTAL JUST VALUE	414,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311585	ADDITION	50,000	08/01/2003
R035374	REPAIR/RRF	1,500	08/01/2003
5835	NEW CONSTR	68,300	06/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1814	6/29/2022	WD	Q	I	01	502,500
GRANTOR: WARD ELAINE						
GRANTEE: LANE RICHARD & MARI						
2285/1592	6/28/2019	WD	Q	I	01	345,000
GRANTOR: DUFAULT DUSTIN M & ER						
GRANTEE: WARD ELAINE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 S16 BAS=[YR=1993] W5 DCK=[YR=2004] N12 W7 N8 W9 S10 USP=[YR=2008] W20 S10 E20 N10$ S10 E16$ W40 S26 E11 S7 E2 S2 E8 N2 E6 FGR=[YR=1993] S14 E18 N21 W18 S7$ N7 E18 N26$ S20 E5 S2 E8 N2 E5 N36$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	924.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,859	
3	0350	CARPORT WD	0	0	8	10	80.00	SF	13.00	13.00	100	1995	1995	3	20	208	

LAND DESCRIPTION

TOTAL OB/XF 5,447

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	0		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 01/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS