

LOT 46
IN OR 890/707
CASHEN WOOD SUB PB 5/221

ANTWORTH ROGER H & KAREN E
2232 BONNIE OAK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0046-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	13 LVT/LAMMT 30
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	1,616	100	1,616	204,603
DCK	155	10	16	2,026
FEP	208	80	166	21,018
FGR	539	55	296	37,476
FOP	108	30	32	4,051

TOTALS	2,626	2,126	269,174
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EXTRA FEATURES	
L N	OB/XF CODE
1	0810
	CONCRETE A
	0 100
	0 0
	1,524.00
	SF 6.50
	6.50
	100
	1999
	1999
	3
	79
	7,826
	NOTES

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,126	120.1382	142.66	303,295	1999	1999	0	0	0	11.25 88.75

1 SNGL FAM - 100% - 2000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		269,174	
TOTAL MARKET OB/XF VALUE		7,826	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		377,000	
SOH/AGL Deduction		219,812	
ASSESSED VALUE		157,188	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		107,188	
TOTAL JUST VALUE		377,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313506	ROOF	12,978	06/01/2013
B0310892	ADDITION	20,833	01/01/2003
B0047277	XFOB	3,000	08/01/2000
B9905827	NEW CONSTR	106,000	03/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0890/0707	7/08/1999	WD Q	I
GRANTOR: FRAZIER CONSTRUCTION			
GRANTEE: ANTWORTH ROGER & KA			
0890/0706	7/08/1999	WD U	V 06
GRANTOR: DAVIS LINDA			
GRANTEE: FRAZIER CONST INC			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W11 FEP=[YR=2004] N13 W16 DCK=[YR=2004] W13 S13 E2 N2 E7 S2 E4 N13\$ S13 E16\$ W20 N2 W7 S2 W14 S29 FGR=[YR=1999] S28 E20 N22 FOP=[YR=1999] E21 N3 W7 U3 L3 N3 W6 S3 L3 D3 W2 S3\$ N3 W7 N3 W13\$ E13 S3 E9 U3 R3 N3 E6 S3 R3 D3 E7 S2 E11 N34\$.	

LAND DESCRIPTION										TOTAL OB/XF										7,826					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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								