

LOT 47 IN OR 905/1869
CASHEN WOOD SUB PB5/221

CASON SAMUEL J & CAROL S
2248 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	1,684	100	1,684	213,794
FGR	400	55	220	27,930
FOP	90	30	27	3,428
FOP	276	30	83	10,537
FST	25	55	14	1,777
PTO	40	5	2	254

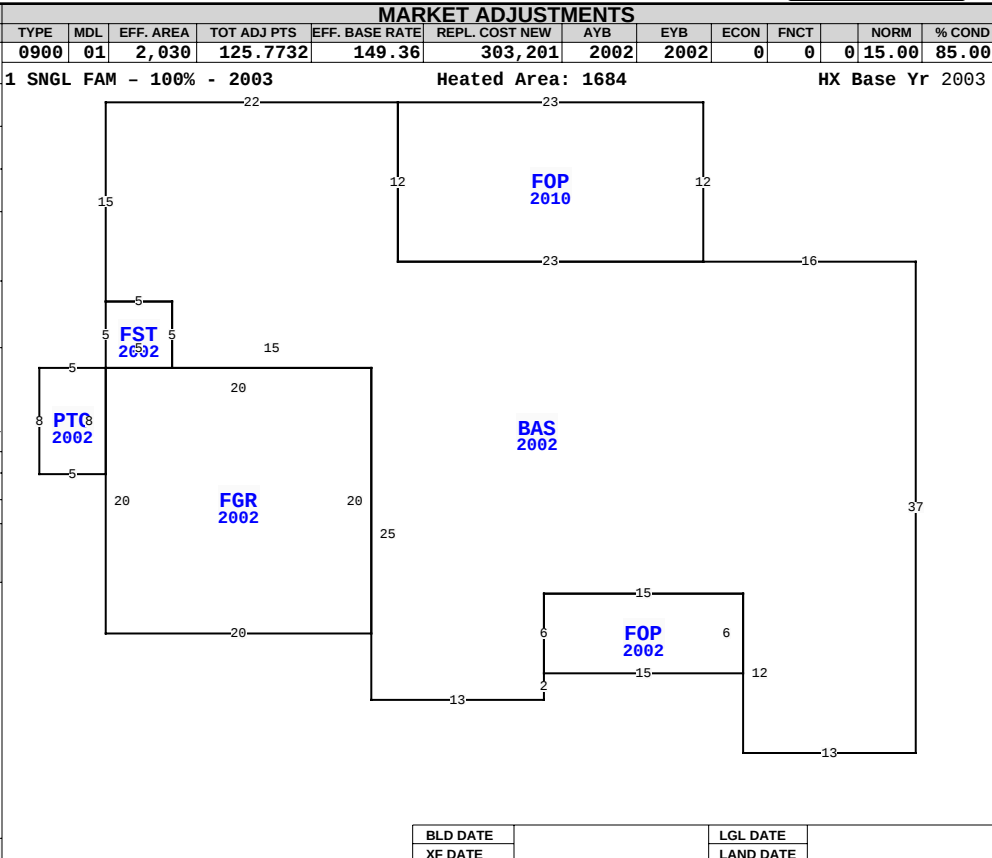
TOTALS	2,515		2,030	257,721
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	100	2002	2002	3	83	3,582	
3	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	2002	2002	3	83	987	
4	0940	SHEDS/PORT	0	100	16	8	128.00	SF	21.30	21.30	100	2004	2004	3	24	654	
5	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2010	2010	3	64	21,325	
6	0845	KOOL DECK	0	100	0	0	941.00	SF	7.25	7.25	100	2010	2010	3	92	6,276	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2248 BONNIE OAKS DR, FERNANDINA BEACH

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TOTAL OB/XF 35,869

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		257,721
TOTAL MARKET OB/XF VALUE		35,869
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		393,590
SOH/AGL Deduction		219,869
ASSESSED VALUE		173,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,721
TOTAL JUST VALUE		393,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23762	ADDITION	4,947	07/01/2010
B0108995	NEW CONSTR	116,307	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0905/1869	10/29/1999	WD	Q	V		23,500
GRANTOR: VALENTINE TERESA PITT						
GRANTEE: CASON SAMUEL J & CA						
0733/0078	7/03/1995	WD	Q	V		16,900
GRANTOR: ALMAND CONSTRUCTION C						
GRANTEE: PITTS TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W16 W23 N12 W22 S15 E5 S5 E15 S25 E13 N2 N6 E15 S12 E13 N37 \$
FGR=[YR=2002;ORIG=-61,8] S20 E20 N20 W20 \$
FOP=[YR=2010;ORIG=-16,0] N12 W23 S12 E23 \$
FOP=[YR=2002;ORIG=-28,31] E15 N6 W15 S6 \$
PTO=[YR=2002;ORIG=-61,8] W5 S8 E5 N8 \$
FST=[YR=2002;ORIG=-61,3] S5 E5 N5 W5 \$
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