LOT 49
IN OR 1070/1099
CASHEN WOOD SUB PB 5/221

ETIENNE FEDELIA & GATHLINE
2362 BONNIE OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0174-0049-0000

BUILDING CHARACTERISTICS

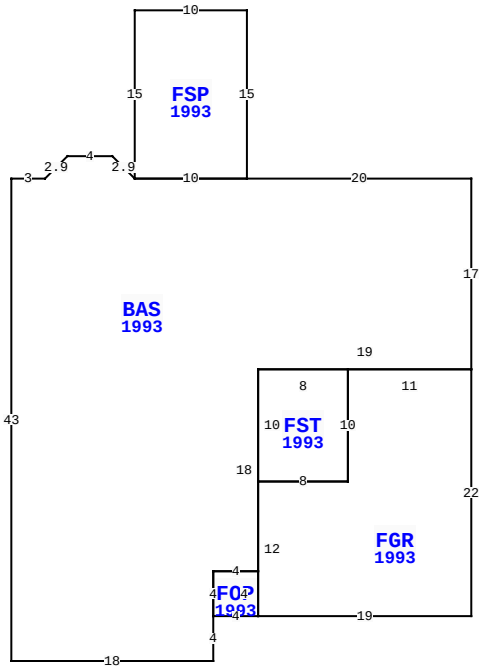
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,249	100	1,249	165,301
FGR	338	55	186	24,616
FOP	16	30	5	662
FSP	150	40	60	7,940
FST	80	55	44	5,823
TOTALS	1,833		1,544	204,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,544	129.9684	154.34	238,301	1993	1993	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2003 Heated Area: 1249 HX Base Yr 2003



2362 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		204,343
TOTAL MARKET OB/XF VALUE		6,608
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		310,951
SOH/AGL Deduction		174,842
ASSESSED VALUE		136,109
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,109
TOTAL JUST VALUE		310,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0691	ADDITION	2,000	12/01/1993
8647	NEW CONSTR	68,790	01/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/1099	7/24/2002	WD	Q	I		129,000
GRANTOR: BROWN MARSHALL W & JE						
GRANTEE: ETIENNE GATHLINE						
0779/0751	12/12/1996	WD	Q	I		89,600
GRANTOR: ROCKEFELLER CAROL A &						
GRANTEE: BROWN MARSHALL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] N15 W10 S15 E10$ W10 U2 L2 W4 D2 L2 W3 S43 E18 N4 FOP=[YR=1993] E4 FGR=[YR=1993] E19 N22 W11 FST=[YR=1993] W8 S10E8 N10$ S10 W8 S12$ N4 W4 S4$ N4 E4 N18 E19 N17$.

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	0811	CONCRETE B	0	100	50	16	800.00	SF	5.20	5.20	100	1993	1993	3	68	2,829	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1993	1993	3	68	88	
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	
4	0476	VF 6 SBPL	0	100	0	0	39.00	LF	32.00	32.00	100	2004	2004	3	66	824	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 6,608

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	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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS