

STURGES WALTER E & SUSAN D
603 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0001-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 70										0900 01 2,581 100.7040 119.59 308,662 1994 1994 0 0 0 15.93 84.07										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 30										1 SNGL FAM - 100% - 1995 Heated Area: 2198 HX Base Yr 1995										Tax Group: 8 Tax Dist:									
Roof Structure 03 GABLE/HIP 100																				BUILDING MARKET VALUE 259,492									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 18,767									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 367,525									
Interior Floor 14 CARPET 80																				TOTAL MARKET VALUE 645,784									
Interior Floor 08 SHT VINYL 20																				SOH/AGL Deduction 417,358									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 228,426									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 178,426									
Bathrooms 2 100																				TOTAL JUST VALUE 645,784									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 469,939									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 2020.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,998 100 1,998 200,878																													
FGR 504 55 277 27,849																													
FOP 8 30 2 201																													
FOP 104 30 31 3,116																													
FSP 157 40 63 6,334																													
FST 18 55 10 1,005																													
FUS 200 100 200 20,108																													
TOTALS 2,989 2,581 259,492																													
EXTRA FEATURES										603 BONNIEVIEW RD, 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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1994 1994 3 77 1,540																													
2 0810 CONCRETE A 0 100 0 0 1,888.00 SF 6.50 6.50 100 1994 1994 3 70 8,590																													
3 0810 CONCRETE A 0 100 65 3 195.00 SF 6.50 6.50 100 1994 1994 3 70 887																													
4 0825 BRICK 0 100 6 1 6.00 SF 12.50 12.50 100 1994 1994 3 91 68																													
5 0810 CONCRETE A 0 100 20 20 400.00 SF 6.50 6.50 100 1995 1995 3 72 1,872																													
6 0510 GARAGE WD- 0 100 30 20 600.00 SF 35.00 35.00 100 1996 1996 3 25 5,250																													
7 0810 CONCRETE A 0 100 0 0 44.00 SF 6.50 6.50 100 1996 1996 3 73 209																													
8 1242 WD DECK A 0 100 13 10 130.00 SF 10.00 10.00 100 2005 2005 3 27 351																													
LAND DESCRIPTION										TOTAL OB/XF 18,767																			
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 000116 C SFR MARSH 100 RS-2 178.00 250.00 1.00 AC 1.00 1.00 1.00 250,000.00 250,000.00 250,000																													
2 000116 C SFR MARSH 100 RS-2 0.00 0.00 0.47 AC 1.00 1.00 1.00 250,000.00 250,000.00 117,500																													
3 000116 C SFR MARSH 100 RS-2 0.00 0.00 1.00 UT 1.00 1.00 1.00 25.00 25.00 25																													
REVIEW DATE 01/24/2018 BY DJX										Total Acres: 1.47 Total Land Value: 367,525 Market: 0 Agricultural: 0 Common: 367,525										PRINTED 08/02/2023 BY SYS									