PT OF LOT 2 IN OR 825/315
(EX UTIL ESMT IN OR 720/620)
LANDS OF EMIL O FRIEND S/D IN

MCKENDREE GARY W & PAULINE
407 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

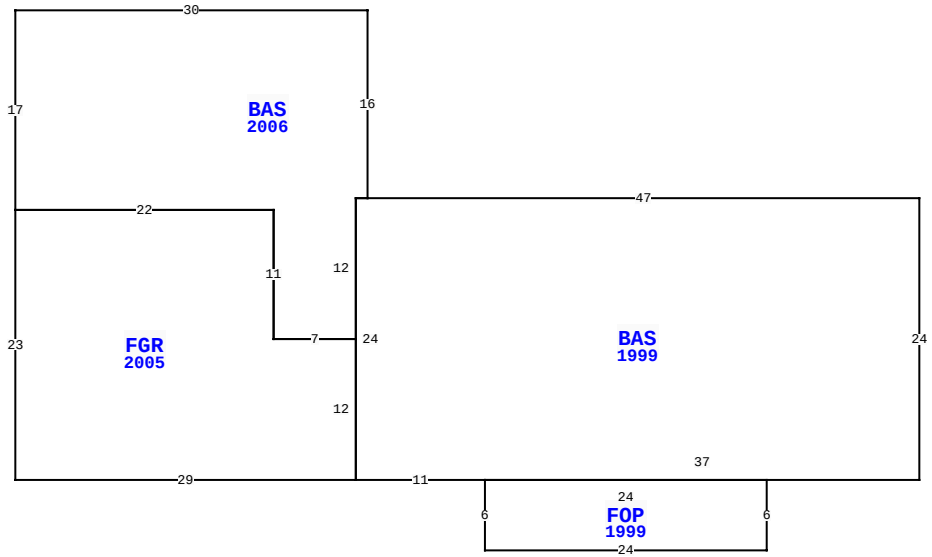
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,152	100	1,152	115,886
BAS	586	100	586	58,949
FGR	590	55	324	32,593
FOP	144	30	43	4,325
TOTALS	2,472		2,105	211,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	121.8140	109.94	231,424	1999	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1738 HX Base Yr 2000



407 BONNIEVIEW RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		211,753
TOTAL MARKET OB/XF VALUE		54,088
TOTAL LAND VALUE - MARKET		131,480
TOTAL MARKET VALUE		397,321
SOH/AGL Deduction		135,133
ASSESSED VALUE		262,188
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,188
TOTAL JUST VALUE		397,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24219	ADDITION	2,300	12/01/2010
E0514928	ELEC OTHER	200	05/01/2005
E996152	NEW CONSTR	1,500	08/01/1999
B9906317	NEW CONSTR	63,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0825/0315	3/05/1998	WD	Q	V		30,000

GRANTOR: BEAN DAVID W & KAREN

GRANTEE: MCKENDREE GARY W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W47 BAS=[YR=2006] N16 W30 S17 FGR=[YR=2005] S23 E29 N12 W7 N11 W22 $ E22 S11 E7 N12 E1 $ W1 S24 E11 FOP=[YR=1999] S6 E24 N6 W24 $E37 N24 $.

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	1243	WD DECK F	0	100	3	6	18.00	SF	8.00	8.00	100	1999	1999	3	20	29	
2	1242	WD DECK A	0	100	0	0	852.00	SF	10.00	10.00	100	2012	2012	3	60	5,112	
5	0825	BRICK	0	100	35	12	420.00	SF	6.25	6.25	100	2000	2000	3	94	2,468	
6	0510	GARAGE WD-	0	100	60	32	1,920.00	SF	35.00	35.00	100	2004	2004	3	40	26,880	
7	0810	CONCRETE A	0	100	20	32	640.00	SF	6.50	6.50	100	2010	2010	3	92	3,827	
8	0810	CONCRETE A	0	100	40	34	1,360.00	SF	6.50	6.50	100	2009	2009	3	91	8,044	
9	0812	CONCRETE C	0	100	0	0	2,100.00	SF	4.00	4.00	100	2010	2010	3	92	7,728	

LAND DESCRIPTION

TOTAL OB/XF 54,088

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	000115	C	SFR ACRES	100	0006	RS-2	0.00	0.00	1.73	AC		1.00	1.00	0.80	95,000.00	76,000.00	131,480							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 1.73 Total Land Value: 131,480 Market: 0 Agricultural: 0 Common: 131,480 PRINTED 08/02/2023 BY SYS