

E1/2 OF LOT 3 &
N1/2 OF W1/2 OF LOT 3
IN OR 908/243 & OR 2522/41

BEAN AARON P & ABIGAIL B
305 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0003-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	05	AVERAGE 80	0100	01	3,601	106.7850	96.37	347,028	1995	1998	0	0	0	11.70	88.30	VALUATION BY STANDARD									
Exterior Wall	10	ABOVE AVG 20	1 SINGLE FAM - 100% - 2000													Heated Area: 3054									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2000									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	12	HARDWOOD 70																							
Interior Floor	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	2.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM															02										
NEIGHBORHOOD/LOC			2020.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,616	100	1,616	137,513																					
BAS	50	100	50	4,255																					
BAS	80	100	80	6,808																					
BAS	197	100	197	16,764																					
DCK	300	10	30	2,553																					
FGR	616	55	339	28,847																					
FOP	334	30	100	8,509																					
FSP	195	40	78	6,638																					
FUS	810	100	810	68,927																					
SFB	376	80	301	25,613																					
TOTALS	4,574		3,601	306,426																					
EXTRA FEATURES			305 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	0810	CONCRETE A	0	100	0	0	5,765.00	SF	6.50	6.50	100	1995	1995	3	72	26,980									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765									
3	1076	TRELLIS A	0	100	12	25	300.00	SF	7.50	7.50	100	2006	2006	3	48	1,080									
4	0858	SCULP CONC	0	100	84	3	252.00	SF	13.00	13.00	100	2006	2006	3	97	3,178									
5	0855	CONC PAVER	0	100	0	0	1,800.00	SF	10.00	10.00	100	2006	2006	3	88	15,840									
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2006	2006	3	31	1,339									
7	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	1995	1995	3	20	88									
8	0810	CONCRETE A	0	100	0	0	2,382.00	SF	6.50	6.50	100	2000	2000	3	80	12,386									
9	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2000	2000	3	80	234									
10	0351	CARPORT MT	0	100	20	18	360.00	SF	6.60	6.60	100	2000	2000	3	20	475									
TOTAL OB/XF 64,365																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RS-2	0.00	0.00	2.00	AC		1.00	1.00	0.80	95,000.00	76,000.00	152,000								
2	000115	C	SFR ACRES	100	0006	RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	95,000.00	95,000.00	95,000								
REVIEW DATE 01/24/2018 BY DJX Total Acres: 3.00 Total Land Value: 247,000 Market: 0 Agricultural: 0 Common: 247,000 PRINTED 08/02/2023 BY SYS																									

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