LOT W1/2 OF 24
EX S-1 S-2 S-3 & S-4
IN OR 2403/649

CREWS RYAN DALE
128 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

128 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	104,995
TOTAL MARKET VALUE	104,995
SOH/AGL Deduction	45
ASSESSED VALUE	104,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,950
TOTAL JUST VALUE	104,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016711	NEW CONSTR	156,696	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2403/0649	10/22/2020	DG	U	V	11	100
GRANTOR: BELL SARAH F						
GRANTEE: CREWS RYAN DALE						
0631/1270	7/24/1991	WD	Q	V		10,000
GRANTOR: TURNER S JOAN & DAN						
GRANTEE: BELL THEO D & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		OR	130.00	272.00	0.83	AC		1.00	1.00	1.10	115,000.00	126,500.00	104,995							

REVIEW DATE 04/04/2023 BY TWJP Total Acres: 0.83 Total Land Value: 104,995 Market: 0 Agricultural: 0 Common: 104,995 PRINTED 08/02/2023 BY SYS