PT OF W1/2 OF LOT 24
IN OR 1381/1610
E O FRIEND SUB DB Z/165

PITTMAN SHARON LYNN
130 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0024-0040

BUILDING CHARACTERISTICS

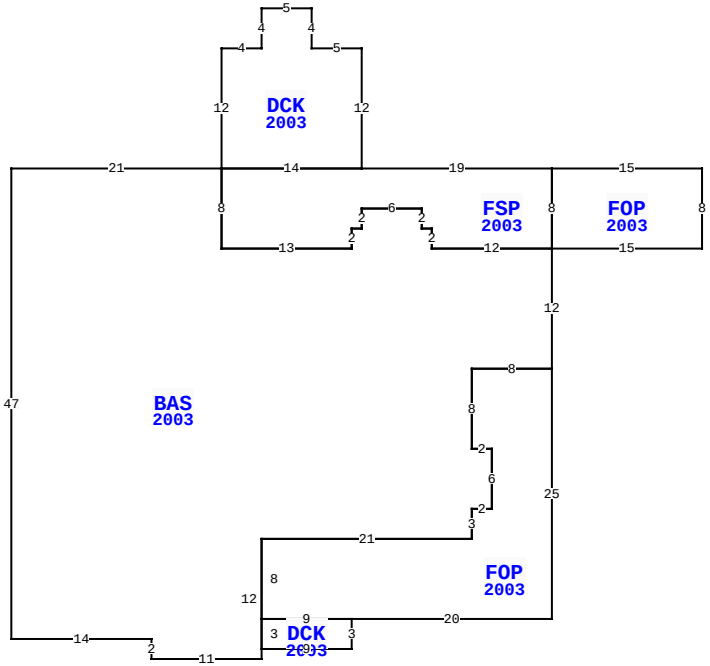
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,910	100	1,910	231,174
DCK	27	10	3	363
DCK	188	10	19	2,300
FOP	120	30	36	4,357
FOP	356	30	107	12,951
FSP	236	40	94	11,377
TOTALS	2,837		2,169	262,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,169	112.3080	133.37	289,280	2003	2003	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 1996 Heated Area: 1910 HX Base Yr 1996



130 BONNIEVIEW RD, 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		262,522
TOTAL MARKET OB/XF VALUE		18,142
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		395,664
SOH/AGL Deduction		179,416
ASSESSED VALUE		216,248
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,248
TOTAL JUST VALUE		395,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210569	NEW CONSTR	175,922	12/02/2002
R024637	REPAIR/RRF	6,850	12/01/2002
7900	GARAGE	14,144	03/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1381/1610	1/17/2006	QC	U	I	01	100
GRANTOR: PITTMAN WILLIAM HARRY						
GRANTEE: PITTMAN SHARON LYNN						
0740/1337	10/03/1995	WD	Q	I		55,000
GRANTOR: CARTER CARLOS & RUBY						
GRANTEE: PITTMAN WILLIAM H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] E21 DCK=[YR=2003] N12 E4 N4 E5 S4 E5 S12 FSP=[YR=2003] E19 FOP=[YR=2003] E15 S8 W15 N8 $ S8 W12 N2 W1 N2 W6 S2 W1 S2 W13 N8 E14 $ W14$ S8 E13 N2 E1 N2 E6 S2 E1 S2 E12 S12 FOP=[YR=2003] S25 W20 DCK=[YR=2003] S3 W9 N3 E9 $ W9 N8 E21 N3 E2 N6 W2 N8 E8 $ W8 S8 E2 S6 W2 S3 W21 S12 W11 N2 W14 N47 $.

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
2	0510	GARAGE WD-	0	100	32	26	832.00	SF	35.00	35.00	100	1997	1997	3	26	7,571	
4	0812	CONCRETE C	0	100	0	0	2,364.00	SF	4.00	4.00	100	2003	2003	3	84	7,943	
5	0810	CONCRETE A	0	100	0	0	153.00	SF	6.50	6.50	100	2003	2003	3	84	835	
6	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1988	1988	3	57	534	
7	0476	VF 6 SBPL	0	100	0	0	57.00	LF	32.00	32.00	100	2005	2005	3	69	1,259	

LAND DESCRIPTION

TOTAL OB/XF 18,142

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		OR	157.00	277.00	1.00	AC		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 1.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS