PT OF LOT 25
IN OR 2113/1891
E O FRIEND SUB DB Z/165

GREGORY TIMOTHY & CRYSTAL
406 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

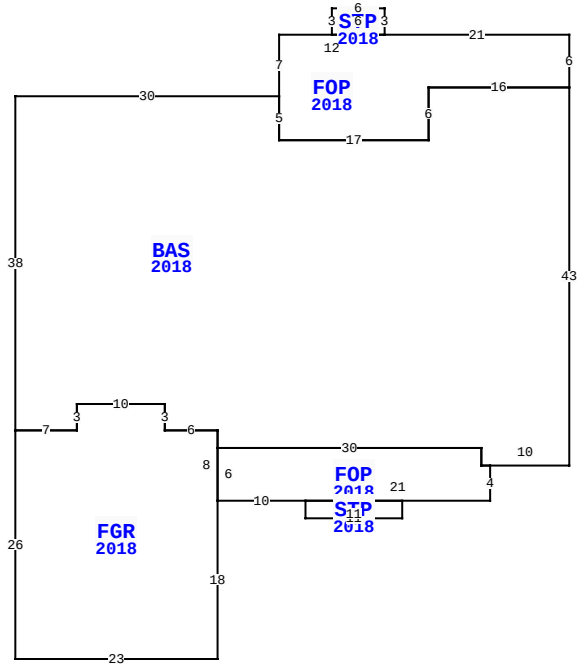
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,395	100	2,395	314,653
FGR	628	55	345	45,326
FOP	184	30	55	7,226
FOP	300	30	90	11,824
STP	18	10	2	263
STP	22	10	2	263
TOTALS	3,547		2,889	379,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,889	112.3206	133.38	385,335	2018	2018	0	0	0	1.50	98.50

2 SNGL FAM – 100% - 2019 Heated Area: 2395 HX Base Yr 2019



406 BONNIEVIEW RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		379,555
TOTAL MARKET OB/XF VALUE		10,083
TOTAL LAND VALUE - MARKET		141,450
TOTAL MARKET VALUE		531,088
SOH/AGL Deduction		204,471
ASSESSED VALUE		326,617
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,617
TOTAL JUST VALUE		531,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708255	NEW CONSTR	311,077	09/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1891	4/11/2017	WD	Q	I	01	90,000
GRANTOR: BENNETT LARRY L						
GRANTEE: GREGORY TIMOTHY & C						
1062/0689	6/13/2002	WD	Q	I		65,000
GRANTOR: GROGAN BARBARA MINER						
GRANTEE: BENNETT LARRY L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W21 STP=[YR=2018] N3 W6 S3 E6$ W12 S7 BAS=[YR=2018] W30 S38 FGR=[YR=2018] S26 E23 N18 FOP=[YR=2018] E10 STP=[YR=2018] S2 E11 N2 W11$ E21 N4 W1 N2 W30 S6$ N8 W6 N3 W10 S3 W7$ E7 N3 E10 S3 E6 S2 E30 S2 E10 N43 W16 S6 W17 N5$ S5 E17 N6 E16 N6$.

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	0812	CONCRETE C	0	100	0	0	2,268.00	SF	4.00	4.00	100	2018	2018	3	98	8,891	
2	0811	CONCRETE B	0	100	0	0	234.00	SF	5.20	5.20	100	2018	2018	3	98	1,192	

LAND DESCRIPTION

TOTAL OB/XF 10,083

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	000100	C	SFR	100		RS-2	165.00	324.00	1.23	AC		1.00	1.00	1.00	115,000.00	115,000.00	141,450							

REVIEW DATE 11/07/2018 BY DJ Total Acres: 1.23 Total Land Value: 141,450 Market: 0 Agricultural: 0 Common: 141,450 PRINTED 08/02/2023 BY SYS