PT OF LOT 25
IN OR 2037/556
LANDS OF EMIL O FRIEND S/D

LEE NORA C
304 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0025-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

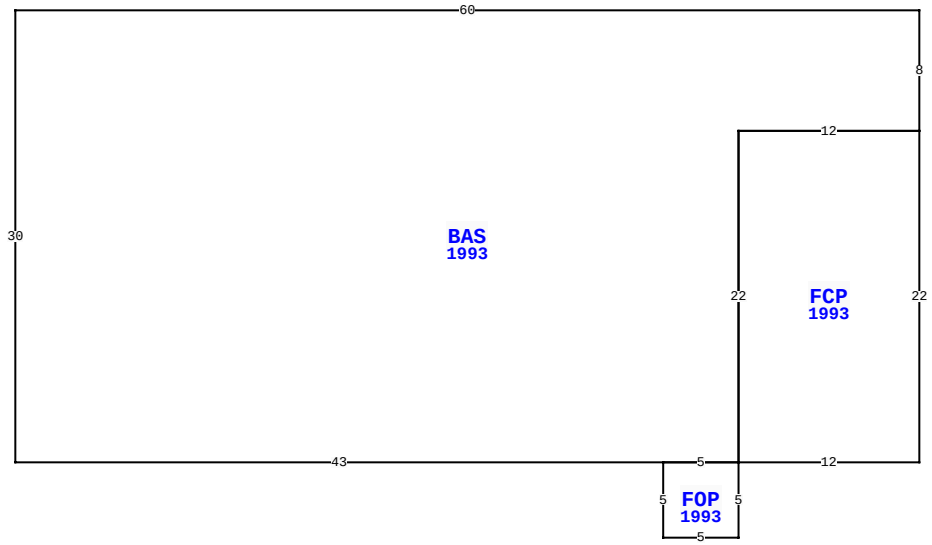
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,536	100	1,536	119,663
FCP	264	25	66	5,142
FOP	25	30	8	624
TOTALS	1,825		1,610	125,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,610	131.7840	118.94	191,493	1973	1973	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1536 HX Base Yr 2017



304 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		125,428
TOTAL MARKET OB/XF VALUE		13,711
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		244,139
SOH/AGL Deduction		80,335
ASSESSED VALUE		163,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,804
TOTAL JUST VALUE		244,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632694	20X20FGR	17,852	07/01/2016
7341	REPAIR/RRF	2,600	06/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2037/0556	3/31/2016	WD	Q	I	01	160,000
GRANTOR: TAYLOR STEVE A & LYND						
GRANTEE: LEE NORA C						
1860/0194	5/24/2013	WD	Q	I	02	130,000
GRANTOR: JOHNSON MARVIN & JOEL						
GRANTEE: TAYLOR STEVE A & LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S30 E43 FOP=[YR=1993] S5 E5 N5
FCP=[YR=1993] E12 N22 W12 S22 $ W5 $ E5 N22 E12 N8 $.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2016	2016	3	84	11,760	
3	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20	5.20	100	1990	1990	3	62	1,951	

LAND DESCRIPTION

TOTAL OB/XF 13,711

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	105.00	201.00	105.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	105,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS