N 313.5 FT OF E200 FT OF
OF LOT 25 IN OR 2197/573
E O FRIEND SUB DB Z/165

ZITELLI DEBRA PEARCE
418 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-034B-0025-0090**

## BUILDING CHARACTERISTICS

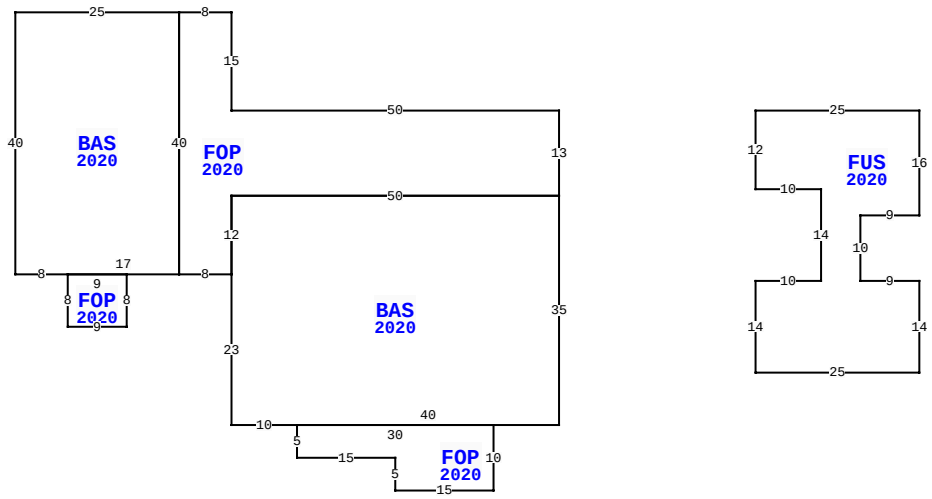
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,000 | 100 | 1,000 | 117,510 |
| BAS | 1,750 | 100 | 1,750 | 205,642 |
| FOP | 72 | 30 | 22 | 2,585 |
| FOP | 225 | 30 | 68 | 7,991 |
| FOP | 970 | 30 | 291 | 34,195 |
| FUS | 770 | 100 | 770 | 90,482 |
| TOTALS | 4,787 | | 3,901 | 458,404 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,901 | 99.4500 | 118.10 | 460,708 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

2 SNGL FAM – 100% - 2021 Heated Area: 3520 HX Base Yr 2021




418 BONNIEVIEW RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 458,404 |
| TOTAL MARKET OB/XF VALUE | | 24,714 |
| TOTAL LAND VALUE - MARKET | | 172,500 |
| TOTAL MARKET VALUE | | 655,618 |
| SOH/AGL Deduction | | 243,954 |
| ASSESSED VALUE | | 411,664 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 356,664 |
| TOTAL JUST VALUE | | 655,618 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 601,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000119 | CO ISSUED | 0 | 04/15/2020 |
| B1811198 | NEW CONSTR | 467,682 | 11/07/2018 |
| B1806420 | DEMOLITION | 0 | 06/21/2018 |
| 7886 | REPAIR/RRF | 6,770 | 03/04/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2197/0573 | 5/17/2018 | WD | Q | I | 02 | 260,000 |
| GRANTOR: FREEMAN MARY M | | | | | | |
| GRANTEE: ZITELLI DEBRA PEARC | | | | | | |
| 0779/1654 | 12/17/1996 | WD | U | I | 01 | 100 |
| GRANTOR: FREEMAN MARY M & JAME | | | | | | |
| GRANTEE: FREEMAN JAMES P & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2020] W50 N15 W8 BAS=[YR=2020] W25 S40 E8 FOP=[YR=2020] S8 E9 N8 W9 $ E17 N40 $ S40 E8 BAS=[YR=2020] S23 E10 FOP=[YR=2020] S5 E15 S5 E15 N10 W30 $ E40 N35 W50 S12 $ N12 E50 N13 $ PTR= E30 FUS=[YR=2020] E25 S16 W9 S10E9 S14 W25 N14 E10 N14 W10 N12 $ W30 $.

## 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 | 0511 | GARAGE CB- | 0 | 100 | 30 | 28 | 840.00 | SF | 40.00 | 40.00 | 100 | 1975 | 1975 | 3 | 27 | 9,072 | |
| 2 | 0511 | GARAGE CB- | 0 | 100 | 32 | 26 | 832.00 | SF | 40.00 | 40.00 | 100 | 1984 | 1984 | 3 | 47 | 15,642 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,714

| 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 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 172,500 | | | | | | | |

REVIEW DATE 04/13/2021 BY RK Total Acres: 1.50 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 08/02/2023 BY SYS