BLOCK C LOT 1
IN OR 659 PG 781
OAK GROVE UNIT 1 PB 0/61

SMITH SEAN E
751 BONNIEWVIEW ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-042B-000C-0010

BUILDING CHARACTERISTICS

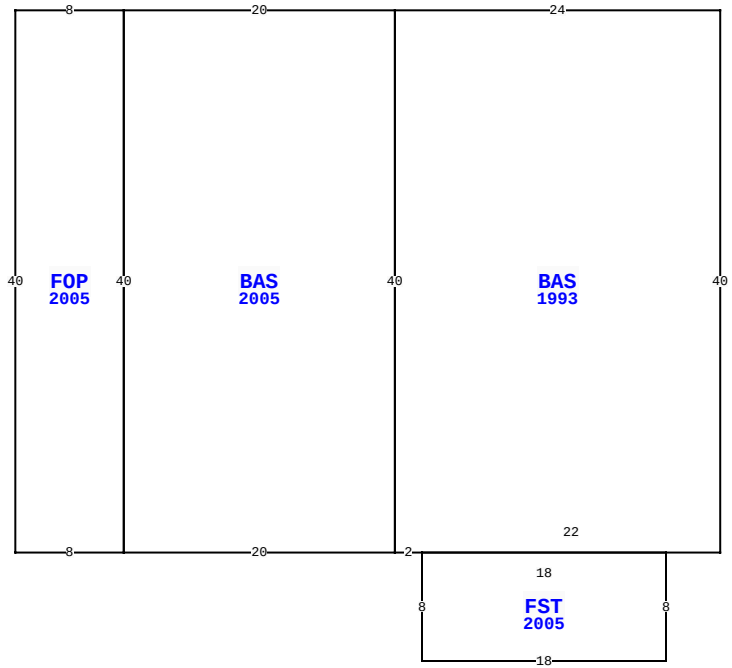
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD 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	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	76,538
BAS	800	100	800	63,782
FOP	320	30	96	7,654
FST	144	55	79	6,298
TOTALS	2,224		1,935	154,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	98.9800	89.33	172,854	1938	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 1993 Heated Area: 1760 HX Base Yr 1993



751 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		154,272
TOTAL MARKET OB/XF VALUE		8,674
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		312,946
SOH/AGL Deduction		189,796
ASSESSED VALUE		123,150
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,150
TOTAL JUST VALUE		312,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8386	CHNGE SRVC	0	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0659/0781	5/26/1992	WD	Q	I		39,500
GRANTOR: MUDD DAVID & MARY F						
GRANTEE: SMITH SEAN E						
0507/0511	1/05/1987	WD	U	I		36,200
GRANTOR: DIPPY ALAN & JO E						
GRANTEE: MUDD DAVID & MARY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=2005] W20 FOP=[YR=2005] W8 S40 E8 N40 $ S40 E20 N40 $ S40 E2 FST=[YR=2005] S8 E18 N8 W18 $ E22 N40 $.

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	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00	30.00	100	1995	1995	3	20	540	
3	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	1938	1938	3	20	68	
4	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	2005	2005	3	27	76	
5	0855	CONC PAVER	0	100	22	10	220.00	SF	10.00	10.00	100	2005	2005	3	87	1,914	
6	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	2008	2008	3	40	896	
7	0810	CONCRETE A	0	100	36	20	720.00	SF	6.50	6.50	100	2008	2008	3	90	4,212	
8	0351	CARPORT MT	0	100	18	24	432.00	SF	5.60	5.60	100	2008	2008	3	40	968	

LAND DESCRIPTION

TOTAL OB/XF 8,674

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	125.00	126.00	125.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	150,000							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS