PT LOT 46 PAR 5 SUB SEC 30
PB 0/59 & ALSO K/A PT OF U/R
LOTS 5 & 7 IN OR 2184/666

MJJJD PROPERTIES LLC
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0540-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

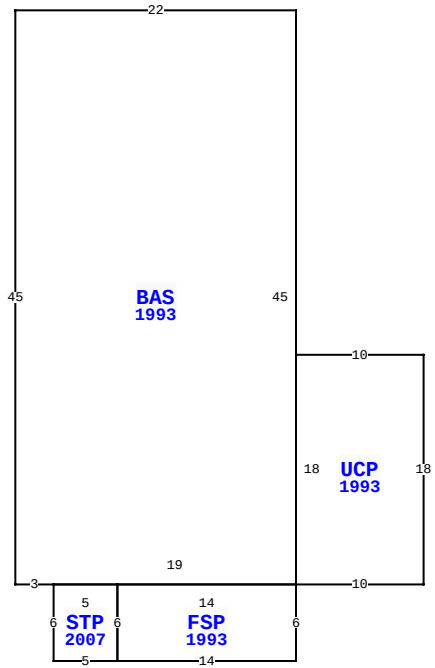
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	990	100	990	58,815
FSP	84	40	34	2,020
STP	30	10	3	178
UCP	180	20	36	2,139
TOTALS	1,284		1,063	63,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,063	95.4000	86.10	91,524	1937	1975	0	0	0	31.00	69.00

1 SINGLE FAM – 0% - 0 Heated Area: 990 HX Base Yr



758 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE	07/29/2013 PFMC	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	63,152
TOTAL MARKET OB/XF VALUE	588
TOTAL LAND VALUE - MARKET	135,600
TOTAL MARKET VALUE	199,340
SOH/AGL Deduction	52,589
ASSESSED VALUE	146,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,751
TOTAL JUST VALUE	199,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6956	REPAIR/RRF	1,700	01/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/0666	3/16/2018	WD	U	I	17	119,000
GRANTOR: FIVE POINTS BAPTIST C						
GRANTEE: MJJJD PROPERTIES LL						
1738/1241	5/11/2011	WD	Q	I	02	63,000
GRANTOR: JONES JUNE S						
GRANTEE: FIVE POINTS BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S45 E3 STP=[YR=2007] S6 E5 FSP=[YR=1993] E14 N6 W14 S6$ N6 W5$ E19 UCP=[YR=1993] E10 N18 W10 S18$ N45$.

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	0940	SHEDS/PORT	0	0	7	14	98.00	SF	30.00	30.00	100	1975	1975	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 588

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	0	0003	RS-2	0.00	0.00	113.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	135,600							

REVIEW DATE 04/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 135,600 Market: 0 Agricultural: 0 Common: 135,600 PRINTED 08/02/2023 BY SYS