PT OF LOT 42 IN OR 2401/1372
SUB OF SEC 30 PB 1/5

BRANCH JAMES MILTON/SHOCK MICHELLE T
703 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0042-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06

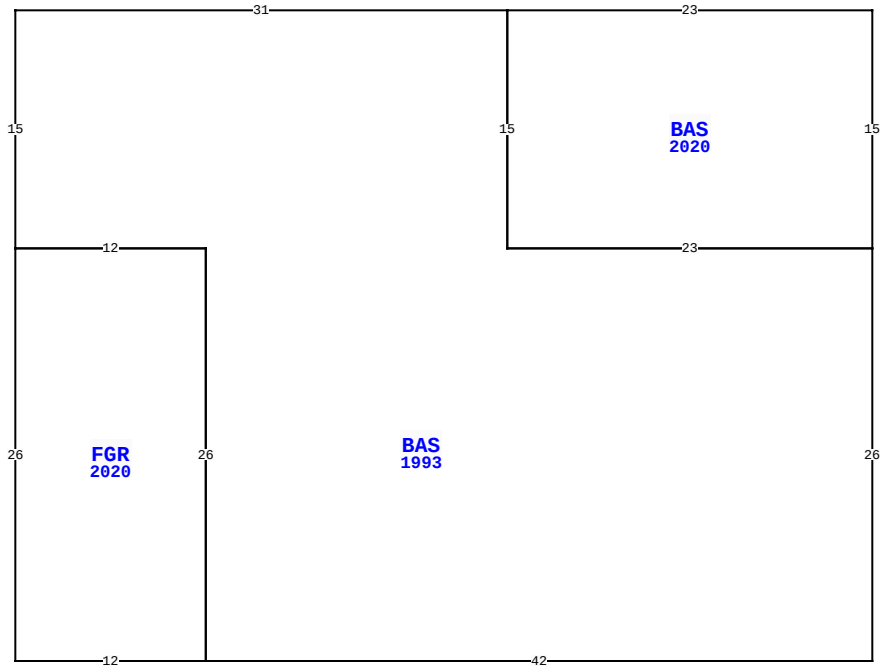
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	160,405
BAS	345	100	345	35,542
FGR	312	55	172	17,720
TOTALS	2,214		2,074	213,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	124.0827	111.98	232,247	1975	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1902 HX Base Yr 2021



703 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		213,667
TOTAL MARKET OB/XF VALUE		41,309
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		368,976
SOH/AGL Deduction		70,076
ASSESSED VALUE		298,900
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,900
TOTAL JUST VALUE		368,976
NCON VALUE		39,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013237	SWIM POOL	65,000	08/29/2022
970603	REPAIR/RRF	1,900	04/01/1997
3719	H/AC	2,200	03/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/1372	10/19/2020	WD	Q	I	01	300,000
GRANTOR: LATHROP JASON						
GRANTEE: BRANCH JAMES MILTON						
2303/0928	9/12/2019	WD	Q	I	01	140,000
GRANTOR: DEONAS HELEN D A/K/A						
GRANTEE: LATHOP JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 BAS=[YR=1993] W31 S15 FGR=[YR=2020] S26 E12 N26 W12 $ E12 S26 E42 N26 W23 N15 $ S15 E23 N15$.

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	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	1975	1975	3	27	878	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2021	2021	3	97	931	
3	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2022	2022	3	100	33,150	
4	0855	CONC PAVER	0	100	0	0	635.00	SF	10.00	10.00	100	2022	2022	3	100	6,350	

LAND DESCRIPTION

TOTAL OB/XF 41,309

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	95.00	111.00	95.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	114,000							

REVIEW DATE 04/04/2023 BY TWJP Total Acres: 0.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/02/2023 BY SYS