

BEAN AARON P & ABIGAIL B
305 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		17	CB STUCCO 100		0100	01	1,681	109.0000	98.37	165,360	1955	1975	0	0	0	23.50	76.50	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0												Heated Area: 1480					HX Base Yr							
Roof Cover		03	COMP SHNGL 100														10					10							
Interior Wall		04	PLYWOOD 100														31					31							
Interior Floo		14	CARPET 100														26					14							
Air Condition		03	CENTRAL 100														31					31							
Heating Type		04	AIR DUCTED 100														10					10							
Bedrooms			2 100														10					10							
Bathrooms			2 100														10					10							
Frame		02	WOOD FRAME 100														31					31							
Stories		1.	1. 100														31					31							
Units			0 100														31					31							
BUD8 Adjustme		05	DIST 1A 100		31					31																			
Occupancy		00	NONE 100		31					31																			
Quality		03	Quality Level 03		26					11																			
DOR CODE		0100	SINGLE FAMILY		36					15																			
MAP NUM			MKT AREA		02					18																			
NEIGHBORHOOD/LOC		2020.00		12					18																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		18																							
BAS	1,480	100	1,480	111,375		18																							
FCP	198	25	50	3,763		18																							
FOP	90	30	27	2,032		18																							
FSP	310	40	124	9,331		18																							
TOTALS	2,078		1,681	126,500		808																							
EXTRA FEATURES				2001 FRIENDLY RD, FERNANDINA BEACH																									
L N	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	8	9	72.00	SF	30.00	100	1995	1995	3	20	432														
2	0810	CONCRETE A	0	0	0	0	247.00	SF	6.50	100	1955	1955	3	20	321														
5	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	100	1955	1955	3	20	55														
LAND DESCRIPTION																	TOTAL OB/XF 808												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RS-2	127.00	110.00	127.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	127,000												