LOT 14
THOMAS MANOR PB 3/37

VINCENT MATTHEW & TAYLER
200 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0860-0014-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

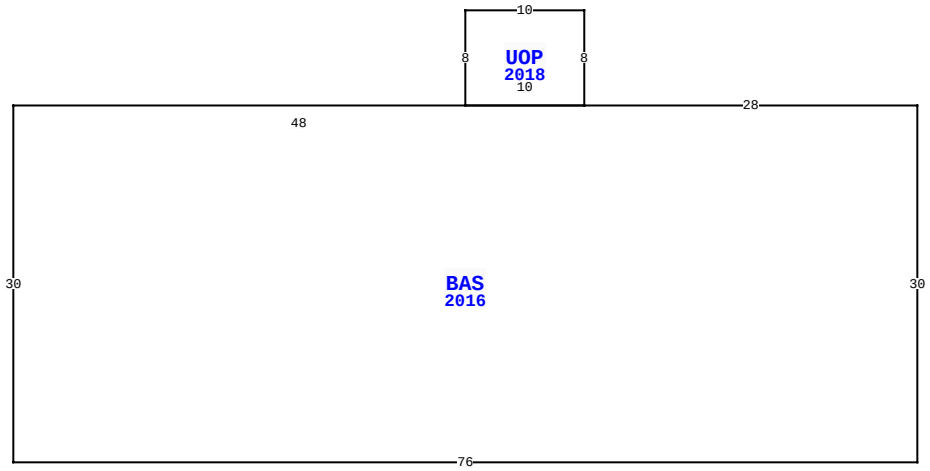
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	183,620
UOP	80	20	16	1,289
TOTALS	2,360		2,296	184,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	2,296	127.0750	82.60	189,650	2016	2016	0	0	0	2.50	97.50

1 MOD FRAME – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



200 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		184,909
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		121,000
TOTAL MARKET VALUE		309,339
SOH/AGL Deduction		88,048
ASSESSED VALUE		221,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,291
TOTAL JUST VALUE		309,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632020	CO ISSUED	0	05/19/2016
B1632020	NEW CONSTR	0	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0351	3/18/2022	WD	Q	I	01	330,000
GRANTOR: CREASY ALVIN BRETT &						
GRANTEE: VINCENT MATTHEW & T						
2013/0629	11/05/2015	WD	U	I	37	45,000
GRANTOR: STRICKLAND PATRICK						
GRANTEE: CREASY ALVIN BRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 UOP=[YR=2018] N8 W10 S8 E10$ W48 S30 E76 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	121.00	106.00	121.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	121,000							

REVIEW DATE 04/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 121,000 Market: 0 Agricultural: 0 Common: 121,000 PRINTED 08/02/2023 BY SYS