

MCCARTHY ALICE A
150 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

00-00-31-134B-0161-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories Units1.1. 100
 0 100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1,808	41,726
FOP	210	30	63	1,454
UST	30	45	14	323
UST	64	45	29	669

TOTALS2,1121,91444,173

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTDPNORM% COND

0100011,914105.448095.17182,15519481948005025.7524.25

1 SINGLE FAM - 0% - 0Heated Area: 1808HX Base Yr

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE44,173

TOTAL MARKET OB/XF VALUE1,837

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE296,010

SOH/AGL Deduction0

ASSESSED VALUE296,010

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE296,010

TOTAL JUST VALUE296,010

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE293,857

SALES DATA

OFF RECORD NumberDATEINSTQ / V / I RSN CD SALE PRICE

0083/04751/01/1968TAUI9,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UST=[YR=1993] W5 S6 E5 N6\$ S6 W5 S46
FOP=[YR=1993] S14 E15 UST=[YR=1993] E8 N8 W8 S8 \$ N14 W15 \$
E15 S6 E8 S8 E9 N66 \$.

EXTRA FEATURES

826 N FLETCHER AVE, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

ADJ UNIT PRICE

YEAR ONACTUAL

% COND

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

TOTAL OB/XF1,837

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUELAND VALUEOTHER ADJUSTMENTS AND NOTESTAX DISTENSITYDECLFRZYRCONSRV

1000100CSFR0R-250.00100.0050.00FF1.001.001.005,000.005,000.00250,000

REVIEW DATE08/15/2017BYDJXTotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/02/2023 BY SYS