LOT 4
CASHEN WOOD SUB PB 5/221

DRAKE VIVIANA G
2013 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

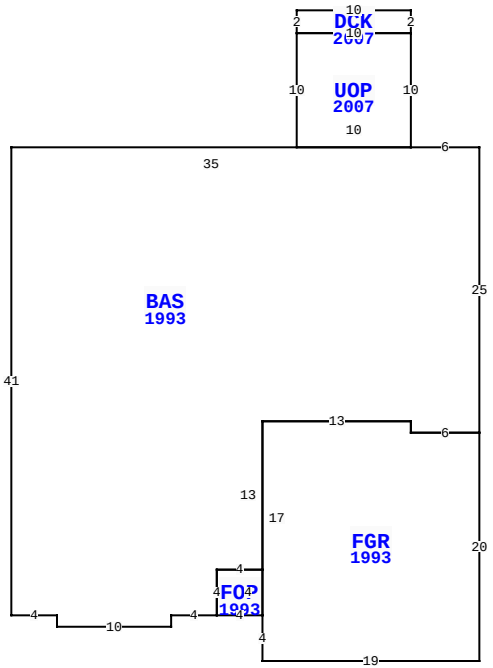
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	1,358	193,100
DCK	20	10	2	285
FGR	393	55	216	30,714
FOP	16	30	5	711
UOP	100	20	20	2,844
TOTALS	1,887		1,601	227,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,601	129.4900	161.86	259,138	1992	1999	0	0	0	12.15	87.85

1 SNGL FAM – 100% - 2009 Heated Area: 1358 HX Base Yr 2009



2013 BONNIE OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,653
TOTAL MARKET OB/XF VALUE		5,088
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		357,741
SOH/AGL Deduction		218,549
ASSESSED VALUE		139,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,192
TOTAL JUST VALUE		357,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225824	SLIDE DOOR	1,662	03/01/2012
B9906389	XFOB	4,000	08/01/1999
7832	NEW CONSTR	64,785	02/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0309	11/20/2020	QC	U	I	11	100
GRANTOR: DRAKE JOHN J						
GRANTEE: DRAKE VIVIANA G						
1567/0714	5/20/2008	WD	Q	I		205,000
GRANTOR: HAMMETT WILLIAM A JR						
GRANTEE: DRAKE JOHN J & VIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=2007] N10 DCK=[YR=2007] N2 W10 S2 E10$ W10 S10 E10$ W35 S41 E4 S1 E10 N1 E4 FOP=[YR=1993] E4 FGR=[YR=1993] S4 E19 N20 W6 N1 W13 S17$ N4 W4 S4$ N4 E4 N13 E13 S1 E6 N25$.

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	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	1992	1992	3	64	2,568	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,088

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS