LOT 10
IN OR 1090/694
CASHEN WOOD SUB PB 5/221

KENDRICK LARRY D & PEGGY H
3630 FIRST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

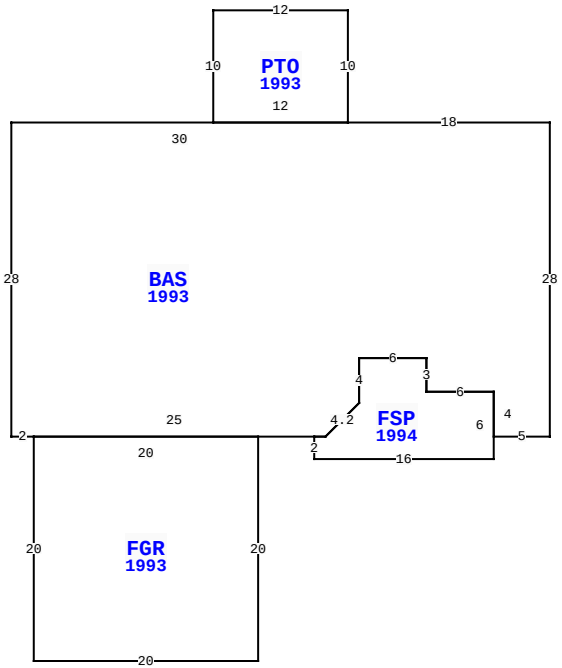
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,274	100	1,274	173,534
FGR	400	55	220	29,967
FSP	103	40	41	5,585
PTO	120	5	6	817
TOTALS	1,897		1,541	209,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,541	129.2646	161.58	248,995	1990	1990	0	0	0	15.70	84.30

1 SNGL FAM – 0% - 0 Heated Area: 1274 HX Base Yr



2069 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	209,903
TOTAL MARKET OB/XF VALUE	2,587
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	337,490
SOH/AGL Deduction	82,205
ASSESSED VALUE	255,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,285
TOTAL JUST VALUE	337,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6490	NEW CONSTR	63,095	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1090/0694	10/28/2002	WD	Q	I		131,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: KENDRICK LARRY D &						
1057/0804	5/23/2002	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] N10 W12 S10 E12 $ W30 S28 E2
FGR=[YR=1993] S20 E20 N20 W20 $ E25 FSP=[YR=1994] S2 E16 N6
W6 N3 W6 S4 D3 L3 W1 $ E1 U3 R3 N4 E6 S3 E6 S4 E5 N28 $.

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	0811	CONCRETE B	0	0	0	0	836.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,587	

LAND DESCRIPTION

TOTAL OB/XF 2,587

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	0	0003	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