LOT 13
IN OR 2199/1934
CASHEN WOOD SUB PB 5/221

BROWN ANDRE B
2145 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0013-0000

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	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

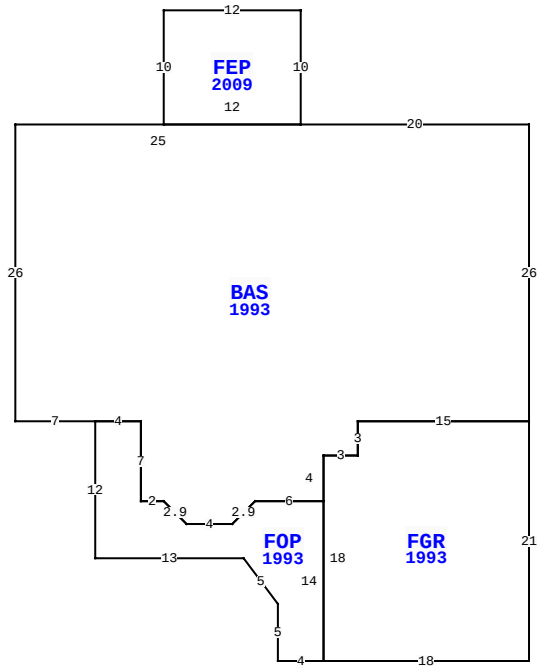
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	175,967
FEP	120	80	96	12,965
FGR	369	55	203	27,414
FOP	158	30	47	6,348
TOTALS	1,950		1,649	222,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	127.8570	159.82	263,543	1990	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2019 Heated Area: 1303 HX Base Yr 2019



2145 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		222,694
TOTAL MARKET OB/XF VALUE		4,970
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		352,664
SOH/AGL Deduction		152,115
ASSESSED VALUE		200,549
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,549
TOTAL JUST VALUE		352,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23074	REPAIR/RRF	1,100	11/01/2009
3942	NEW CONSTR	5,000	06/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2199/1934	5/25/2018	FJ	U	I	11	100
GRANTOR: BROWN CECIL LAVONE ES						
GRANTEE: BROWN ANDRE B						
2199/1517	5/25/2018	FJ	U	I	11	0
GRANTOR: BROWN CECIL L EST						
GRANTEE: BROWN ANDRE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FEP=[YR=2009] N10 W12 S10 E12 $ W25 S26 E7 FOP=[YR=1993] S12 E13 D4 R3 S5 E4 FGR=[YR=1993] E18 N21 W15S3 W3 S18 $ N14 W6 D2 L2 W4 U2 L2 W2 N7 W4 $ E4 S7 E2 D2 R2 E4 U2 R2 E6 N4 E3 N3 E15 N26 $.

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	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,590	

LAND DESCRIPTION

TOTAL OB/XF 4,970

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