LOT 17
CASHEN WOOD SUB PB 5/221

ASPINWALL KIMBERLY ANN REVOCABLE LIVING TRUST/ASPI
410 CEDAR STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

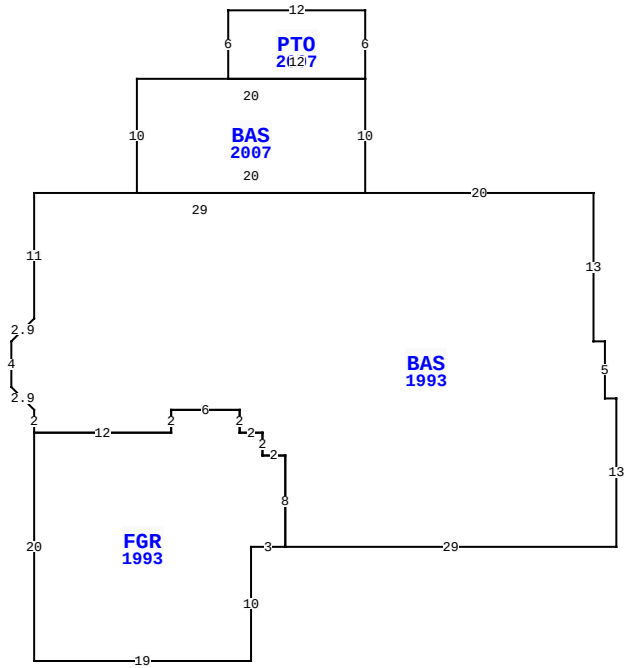
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,334	100	1,334	181,402
BAS	200	100	200	27,197
FGR	418	55	230	31,276
PTO	72	5	4	544
TOTALS	2,024		1,768	240,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,768	126.5000	158.12	279,556	1992	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2022 Heated Area: 1534 HX Base Yr 2022



2363 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,418
TOTAL MARKET OB/XF VALUE		5,590
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		371,008
SOH/AGL Deduction		38,412
ASSESSED VALUE		332,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,596
TOTAL JUST VALUE		371,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1899	5/15/2024	WD	Q	I	02	475,000
GRANTOR: JENSEN DAVID C JR & E						
GRANTEE: ASPINWALL KIMBERLY						
2463/1435	5/20/2021	WD	Q	I	02	300,000
GRANTOR: VIERA ORPHA						
GRANTEE: JENSEN DAVID C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2007] N10 PTO=[YR=2007] N6 W12 S6 E12$ W20 S10 E20$ W29 S11 L2 D2 S4 D2 R2 S2 FGR=[YR=1993] S20 E19 N10 E3 N8 W2 N2 W2 N2 W6 S2 W12$ E12 N2 E6 S2 E2 S2 E2 S8 E29 N13 W1 N5 W1 N13 $.

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	100	0	0	809.00	SF	5.20	5.20	100	1992	1992	3	64	2,692	
2	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2005	2005	3	86	2,898	

LAND DESCRIPTION

TOTAL OB/XF 5,590

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS