

GORE ROBERT T & CHERYL L
2419 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

00-00-30-0174-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units01. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2012.00

TOTALS2,4031,958252,315

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199119913702,450

20812CONCRETE C0100001,638.00SF4.004.00100199119913624,062

30811CONCRETE B010000670.00SF5.205.20100201520153953,310

40510GARAGE WD-01002025500.00SF35.0035.001002015201537813,650

LAND DESCRIPTIONTOTAL OB/XF23,472

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJTOT ADJPRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.00125,000.00125,000.00125,000

REVIEW DATE04/03/2024BYKBA Total Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0900011,958120.9271151.16295,971199119930014.7585.25

1 SNGL FAM - 100% - 2015Heated Area: 1619HX Base Yr 2015

Basement area diagram showing various rooms and their dimensions.

PTO= [YR=2005] W1 UOP=[YR=2005] N1 W8 FOP=[YR=2005] W12 BAS=[YR=2005] W25 S12 BAS=[YR=1993] S29 FGR=[YR=1993] S24 E20 N21 FOP=[YR=1993] E14 N8 W4 S3 W10 S5 \$ W9 N3 W2 N3 W2 S3 W7 \$ E7 N3 E2 S3 E2 S3 E9 N5 E10 N3 E4 S8 E11 N32 W45 \$ E25 N12 \$ S12 E12 N12 \$ S12 E8 N11 \$ S3 E1 N3 \$.

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE252,315

TOTAL MARKET OB/XF VALUE23,472

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE400,787

SOH/AGL Deduction222,565

ASSESSED VALUE178,222

TOTAL EXEMPTION VALUE110,000

BASE TAXABLE VALUE68,222

TOTAL JUST VALUE400,787

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE365,335

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYI / I / RSN CD SALE PRICE

2390/11959/09/2020QCUI11100

GRANTOR: GORE ROBERT T

GRANTEE: GORE CHERYL L & ROB

1936/11059/08/2014WDQUI01165,000

GRANTOR: GALLESE JEFFREY P

GRANTEE: GORE ROBERT T

BUILDING NOTES

BUILDING DIMENSIONS