LOT 41
IN OR 886/188
CASHEN WOOD SUB PB 5/221

DAHL KRISTEN LEE TRUST/DAHL KRISTEN LEE
2052 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

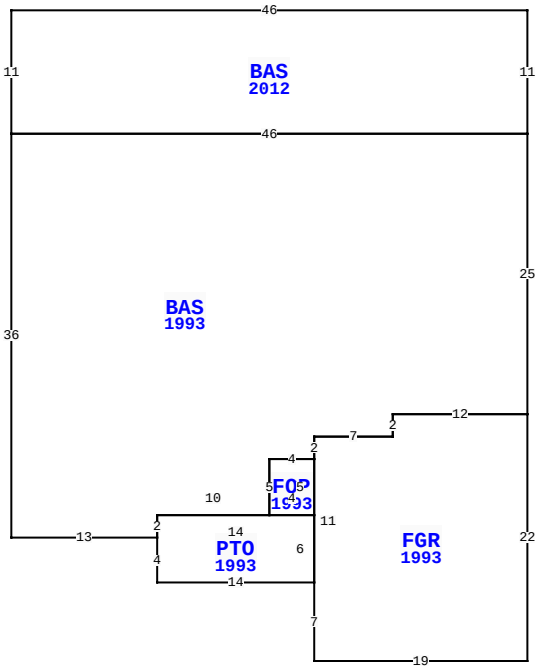
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,413	100	1,413	191,265
BAS	506	100	506	68,493
FGR	404	55	222	30,050
FOP	20	30	6	813
PTO	84	5	4	541
TOTALS	2,427		2,151	291,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,151	124.8716	156.09	335,750	1993	1996	0	0	0	13.28	86.72

1 SNGL FAM – 100% - 2000 Heated Area: 1919 HX Base Yr 2000



2052 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		291,162
TOTAL MARKET OB/XF VALUE		5,339
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		421,501
SOH/AGL Deduction		261,522
ASSESSED VALUE		159,979
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		104,979
TOTAL JUST VALUE		421,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23076	ADDITION	33,396	11/01/2009
R12201	REPAIR/RRF	2,000	11/01/2009
M14951	H/AC	0	11/01/2009
8566	NEW CONSTR	74,615	12/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/0188	6/08/1999	WD	Q	I		103,500
GRANTOR: ROCHELEAU ROBIN L & M						
GRANTEE: NORRIS ROBERT ALLAN						
0718/0578	11/16/1994	WD	Q	I		83,300
GRANTOR: KNIGHT RONALD C & TAM						
GRANTEE: ROCHELEAU ROBIN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W46 S11 BAS=[YR=1993] S36 E13 PTO=[YR=1993] S4 E14FGR=[YR=1993] S7 E19 N22 W12 S2 W7 S2 FOP=[YR=1993] W4 S5E4 N5$ S11$ N6 W14 S2$ N2 E10 N5 E4 N2 E7 N2 E12 N25 W46 $ E46 N11$.

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	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	66	2,526	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	1993	1993	3	66	223	

LAND DESCRIPTION

TOTAL OB/XF 5,339

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	000116	C	SFR MARSH	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