LOT 44
IN OR 1045/744
CASHEN WOOD SUB PB 5/221

CARLETON LAURA/CARLETON KENNETH
2134 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0044-0000

BUILDING CHARACTERISTICS

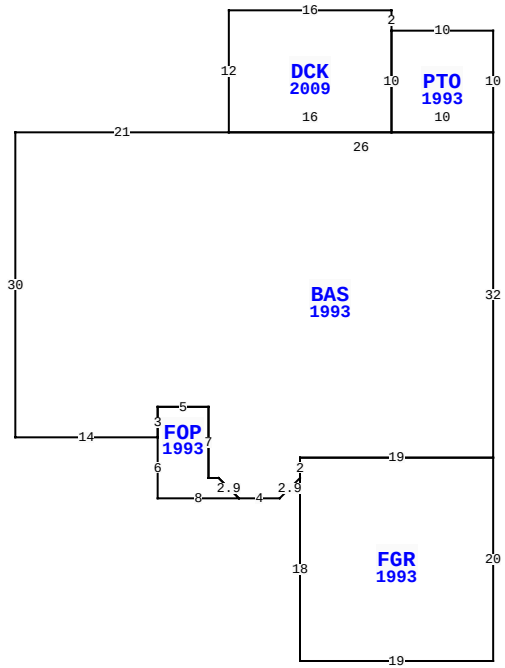
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,481	100	1,481	193,465
DCK	192	10	19	2,482
FGR	380	55	209	27,302
FOP	49	30	15	1,959
PTO	100	5	5	653
TOTALS	2,202		1,729	225,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,729	124.5450	155.68	269,171	1991	1991	0	0	0	16.09	83.91

1 SNGL FAM – 100% - 2003 Heated Area: 1481 HX Base Yr 2003



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

2134 BONNIE OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		225,861
TOTAL MARKET OB/XF VALUE		2,957
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		353,818
SOH/AGL Deduction		210,741
ASSESSED VALUE		143,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,077
TOTAL JUST VALUE		353,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7063	NEW CONSTR	67,995	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1045/0744	3/25/2002	WD	Q	I		139,000
GRANTOR: MOORE STEVEN R & PAUL						
GRANTEE: CARLETON LAURA & KE						
0628/0848	6/12/1991	WD	Q	I		78,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: MOORE STEVEN & PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 DCK=[YR=2009] N2 W16 S12 BAS=[YR=1993] W21 S30 E14 FOP=[YR=1993] S6 E8 U2 L2 W1 N7 W5 S3$ N3 E5 S7 E1 D2 R2 E4 U2 R2 FGR=[YR=1993] S18 E19 N20 W19 S2 $N2 E19 N32W26$ E16 N10$ S10 E10 N10$.

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	801.00	SF	5.20	5.20	100	1991	1991	3	62	2,582	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	21.30	21.30	100	2004	2004	3	22	375	

LAND DESCRIPTION

TOTAL OB/XF 2,957

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 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS