LOT 46
IN OR 890/707
CASHEN WOOD SUB PB 5/221

ANTWORTH ROGER H & KAREN E
2232 BONNIE OAK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

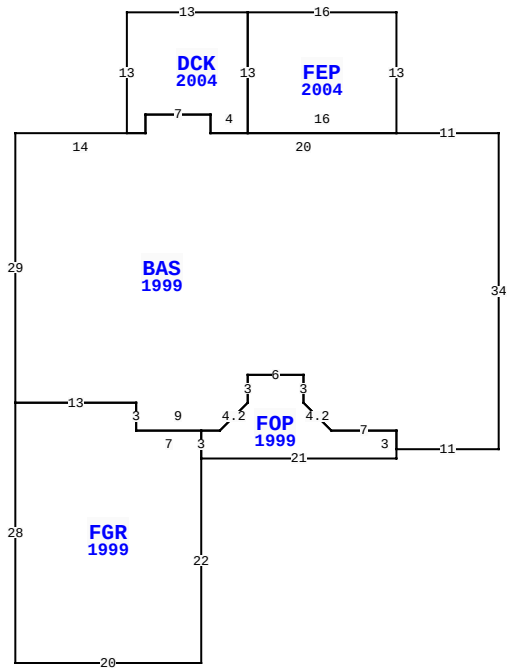
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,616	100	1,616	214,161
DCK	155	10	16	2,121
FEP	208	80	166	21,999
FGR	539	55	296	39,227
FOP	108	30	32	4,240
TOTALS	2,626		2,126	281,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	120.1382	150.17	319,261	1999	1999	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2000 Heated Area: 1616 HX Base Yr 2000



2232 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		281,748
TOTAL MARKET OB/XF VALUE		7,628
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		414,376
SOH/AGL Deduction		252,472
ASSESSED VALUE		161,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,904
TOTAL JUST VALUE		414,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313506	ROOF	12,978	06/01/2013
B0310892	ADDITION	20,833	01/01/2003
B0047277	XFOB	3,000	08/01/2000
B9905827	NEW CONSTR	106,000	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0890/0707	7/08/1999	WD	Q	I		125,500
GRANTOR: FRAZIER CONSTRUCTION						
GRANTEE: ANTWORTH ROGER & KA						
0890/0706	7/08/1999	WD	U	V	06	100
GRANTOR: DAVIS LINDA						
GRANTEE: FRAZIER CONST INC						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	1,524.00	SF	6.50	6.50	100	1999	1999	3	77	7,628	

BUILDING DIMENSIONS

BAS=[YR=1999] W11 FEP=[YR=2004] N13 W16 DCK=[YR=2004] W13 S13 E2 N2 E7 S2 E4 N13$ S13 E16$ W20 N2 W7 S2 W14 S29 FGR=[YR=1999] S28 E20 N22 FOP=[YR=1999] E21 N3 W7 U3 L3 N3 W6 S3 L3 D3 W2 S3$ N3 W7 N3 W13$ E13 S3 E9 U3 R3 N3 E6 S3 R3 D3 E7 S2 E11 N34$.

LAND DESCRIPTION

TOTAL OB/XF 7,628

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