LOT 47 IN OR 905/1869
CASHEN WOOD SUB PB5/221

CASON SAMUEL J & CAROL S
2248 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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

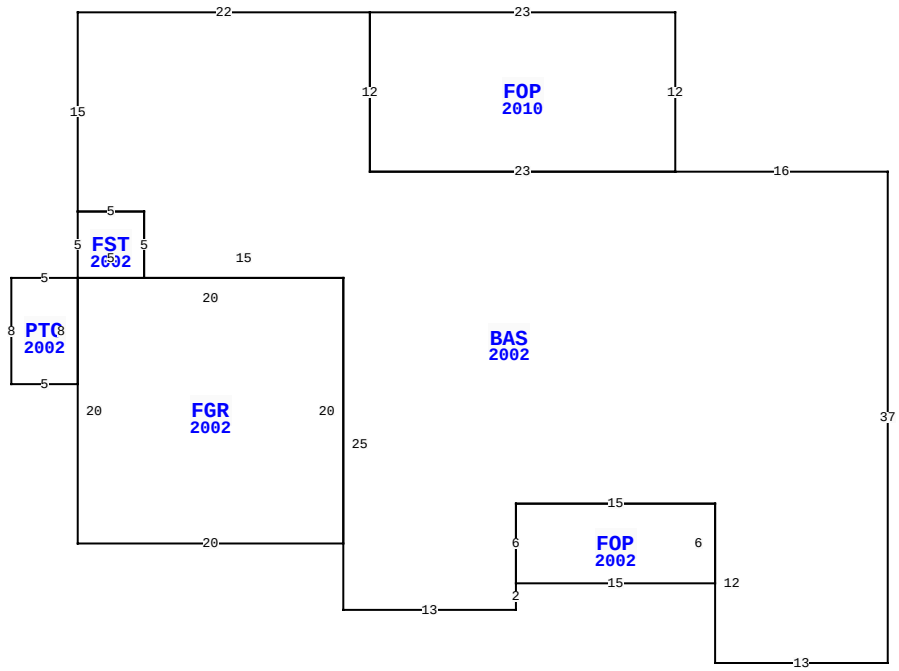
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1,684	223,059
FGR	400	55	220	29,140
FOP	90	30	27	3,576
FOP	276	30	83	10,994
FST	25	55	14	1,854
PTO	40	5	2	265
TOTALS	2,515		2,030	268,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,030	125.7732	157.22	319,157	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2003 Heated Area: 1684 HX Base Yr 2003



2248 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		268,890
TOTAL MARKET OB/XF VALUE		34,324
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		428,214
SOH/AGL Deduction		249,281
ASSESSED VALUE		178,933
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,933
TOTAL JUST VALUE		428,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23762	ADDITION	4,947	07/01/2010
B0108995	NEW CONSTR	116,307	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0905/1869	10/29/1999	WD	Q	V		23,500
GRANTOR: VALENTINE TERESA PITT						
GRANTEE: CASON SAMUEL J & CA						
0733/0078	7/03/1995	WD	Q	V		16,900
GRANTOR: ALMAND CONSTRUCTION C						
GRANTEE: PITTS TERESA						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	100	2002	2002	3	82	3,539	
3	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	2002	2002	3	82	975	
4	0940	SHEDS/PORT	0	100	16	8	128.00	SF	21.30	21.30	100	2004	2004	3	22	600	
5	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2010	2010	3	60	19,992	
6	0845	KOOL DECK	0	100	0	0	941.00	SF	7.25	7.25	100	2010	2010	3	91	6,208	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W16 W23 N12 W22 S15 E5 S5 E15 S25 E13 N2 N6 E15 S12 E13 N37 $
FGR=[YR=2002;ORIG=-61,8] S20 E20 N20 W20 $
FOP=[YR=2010;ORIG=-16,0] N12 W23 S12 E23 $
FOP=[YR=2002;ORIG=-28,31] E15 N6 W15 S6 $
PTO=[YR=2002;ORIG=-61,8] W5 S8 E5 N8 $
FST=[YR=2002;ORIG=-61,3] S5 E5 N5 W5 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,324

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