

LOT 49
IN OR 1070/1099
CASHEN WOOD SUB PB 5/221

ETIENNE FEDELIA & GATHLINE
2362 BONNIE OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0174-0049-0000



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	13	LVT/LAMMT 90
Interior Floo	14	CARPET 10
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
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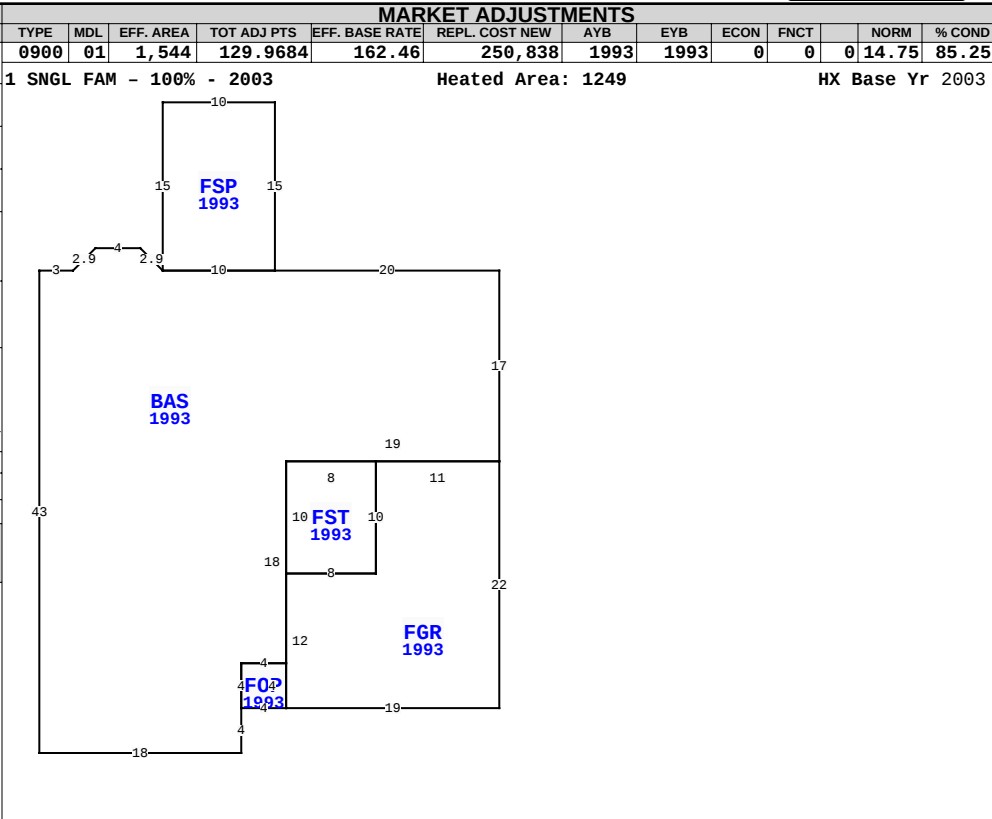
NEIGHBORHOOD/LOC	2012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,249	100	1,249	172,983
FGR	338	55	186	25,761
FOP	16	30	5	692
FSP	150	40	60	8,310
FST	80	55	44	6,094

TOTALS	1,833		1,544	213,839
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	50	16	800.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0476	VF 6 SBPL	0	100	0	0	39.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	



2362 BONNIE OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/18/2024
	INC DATE		AG DATE	MLU

L N	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	50	16	800.00	SF	5.20	5.20	100	1993	1993	3	66	2,746	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1993	1993	3	66	86	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
4	0476	VF 6 SBPL	0	100	0	0	39.00	LF	32.00	32.00	100	2004	2004	3	64	799	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	

TOTAL OB/XF											
6,419											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		213,839	
TOTAL MARKET OB/XF VALUE		6,419	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		345,258	
SOH/AGL Deduction		205,066	
ASSESSED VALUE		140,192	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		90,192	
TOTAL JUST VALUE		345,258	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0691	ADDITION	2,000	12/01/1993
8647	NEW CONSTR	68,790	01/28/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1070/1099	7/24/2002	WD	Q	I	
					SALE PRICE
					129,000
GRANTOR: BROWN MARSHALL W & JE					
GRANTEE: ETIENNE GATHLINE					
0779/0751	12/12/1996	WD	Q	I	
					89,600
GRANTOR: ROCKEFELLER CAROL A &					
GRANTEE: BROWN MARSHALL W &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 FSP=[YR=1993] N15 W10 S15 E10\$ W10 U2 L2 W4 D2 L2 W3 S43 E18 N4 FOP=[YR=1993] E4 FGR=[YR=1993] E19 N22 W11 FST=[YR=1993] W8 S10E8 N10\$ S10 W8 S12\$ N4 W4 S4\$ N4 E4 N18 E19 N17\$.											