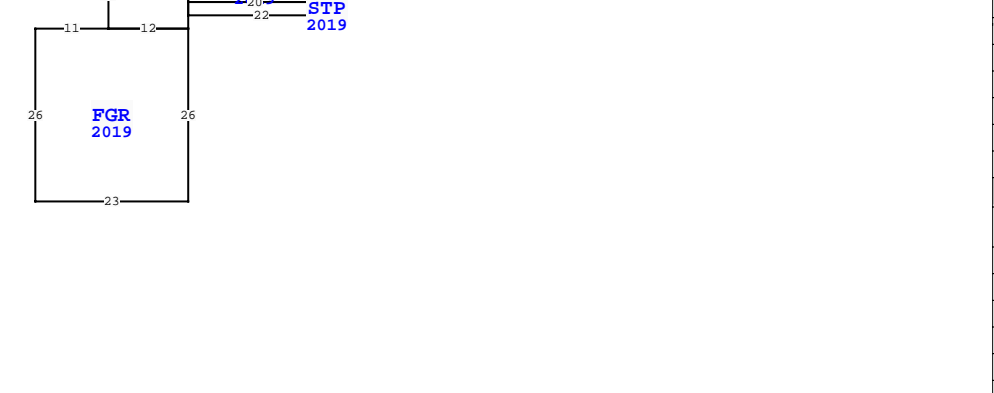


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 60
Interior Floor	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,928	93.0520	139.58	687,850	2019	2019	0	0	0	1.50	98.50



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,470	100	2,470	339,592
FGR	598	55	329	45,233
FOP	118	30	35	4,812
FSP	530	40	212	29,147
FST	25	55	14	1,925
FUS	1,572	100	1,572	216,129
STP	52	10	5	688
STR	72	10	7	962
STR	117	10	12	1,650
TOTALS	6,234		4,928	677,532

521 BONNIEVIEW RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			702,482
TOTAL MARKET OB/XF VALUE			12,003
TOTAL LAND VALUE - MARKET			425,086
TOTAL MARKET VALUE			1,139,571
SOH/AGL Deduction			0
ASSESSED VALUE			1,139,571
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			1,089,571
TOTAL JUST VALUE			1,139,571
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,109,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908086	ADDITION	40,933	10/08/2019
19009057	CO ISSUED	0	08/22/2019
B1632024	NEW CONSTR	619,783	04/06/2016
MHA98068	MH MOVE-ON	0	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/1045	10/13/2023	WD	Q	I	02	1,350,000
GRANTOR: RYAN LIS T						
GRANTEE: BURDICK BRIAN & JUD						
1974/0146	4/06/2015	WD	U	I	19	120,000
GRANTOR: POOLE H PRICE JR P/R						
GRANTEE: RYAN LIS T & HEIDI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2019] W68 S10 BAS=[YR=2019] S33 E11 S10 FGR=[YR=2019] W11 S26 E23 N26 W12\$ E12 N2 STP=[YR=2019] E22 N6 STR=[YR=2019] E6 N8 W9 S6 FOP=[YR=2019] W19 S6 E20 N4 W1 N2\$ S2 E3\$ W2 S4 W20 S2\$ N8 E19 N6 E9 S6 E27 N16 W10 N17 W68\$ E68 N10\$ PTR= E15 FSP=[YR=2019] E53 S10 FUS=[YR=2019] S32 W17 STR=[YR=2019] S2 W9 N2 FST=[YR=2019] W5N5E5S5\$ N11 E9 S11\$ N11 W9 S6W5S5W22 N32 E53\$ W53 N10\$ W15\$.	

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	0812	CONCRETE C	0 100	0 0	3,062.00	SF	4.00	4.00	100	2019	2019	3	98	12,003	

LAND DESCRIPTION		TOTAL OB/XF													12,003									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.70	AC		1.00	1.00	1.00	250,000.00	250,000.00	425,000							
2	009620	C	MARSH	100		RSF-2	0.00	0.00	0.86	AC		1.00	1.00	1.00	100.00	100.00	86							

