

E1/2 OF LOT 3 &
N1/2 OF W1/2 OF LOT 3
IN OR 908/243 & OR 2522/41

BEAN AARON P & ABIGAIL B
305 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0003-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	05	AVERAGE 80	0100	01	3,601	106.7850	101.45	365,321	1995	1998	0	0	0	12.20	87.80	VALUATION BY STANDARD									
Exterior Wall	10	ABOVE AVG 20	1 SINGLE FAM - 100% - 2000													Heated Area: 3054 HX Base Yr 2000									
Roof Structur	08	IRREGULAR 100														Tax Group: 8 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 476,103									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 62,913									
Interior Floo	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET 247,000									
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE 786,016									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 304,305									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 481,711									
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	2.5	100														BASE TAXABLE VALUE 431,711									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 786,016									
Stories	2.	2. 100														NCON VALUE 0									
Units	0	100														INCOME VALUE									
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 766,188									
Quality	04	Quality Level 04																							
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	1,616	100	1,616	143,942																					
BAS	50	100	50	4,454																					
BAS	80	100	80	7,126																					
BAS	197	100	197	17,548																					
DCK	300	10	30	2,673																					
FGR	616	55	339	30,196																					
FOP	334	30	100	8,907																					
FSP	195	40	78	6,948																					
FUS	810	100	810	72,150																					
SFB	376	80	301	26,811																					
TOTALS	4,574		3,601	320,752																					
EXTRA FEATURES					305 BONNIEVIEW RD, FERNANDINA BEACH																				
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	0810	CONCRETE A	0	100	0	0	5,765.00	SF	6.50	6.50	100	1995	1995	3	70	26,231									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695									
3	1076	TRELLIS A	0	100	12	25	300.00	SF	7.50	7.50	100	2006	2006	3	44	990									
4	0858	SCULP CONC	0	100	84	3	252.00	SF	13.00	13.00	100	2006	2006	3	96	3,145									
5	0855	CONC PAVER	0	100	0	0	1,800.00	SF	10.00	10.00	100	2006	2006	3	87	15,660									
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2006	2006	3	27	1,166									
7	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	1995	1995	3	20	88									
8	0810	CONCRETE A	0	100	0	0	2,382.00	SF	6.50	6.50	100	2000	2000	3	79	12,232									
9	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2000	2000	3	79	231									
10	0351	CARPORT MT	0	100	20	18	360.00	SF	6.60	6.60	100	2000	2000	3	20	475									
LAND DESCRIPTION					TOTAL OB/XF 62,913																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	2.00	AC		1.00	1.00	0.80	95,000.00	76,000.00	152,000								
2	000115	C	SFR ACRES	100	0006	RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	95,000.00	95,000.00	95,000								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 247,000 Market: 0 Agricultural: 0 Common: 247,000 PRINTED 08/06/2024 BY SYS																									

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