PT OF LOT 3 IN OR 2061/1181
E O FRIEND SUB DBK Z/165

MARSHALL RICHARD A & LINDA J
203 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

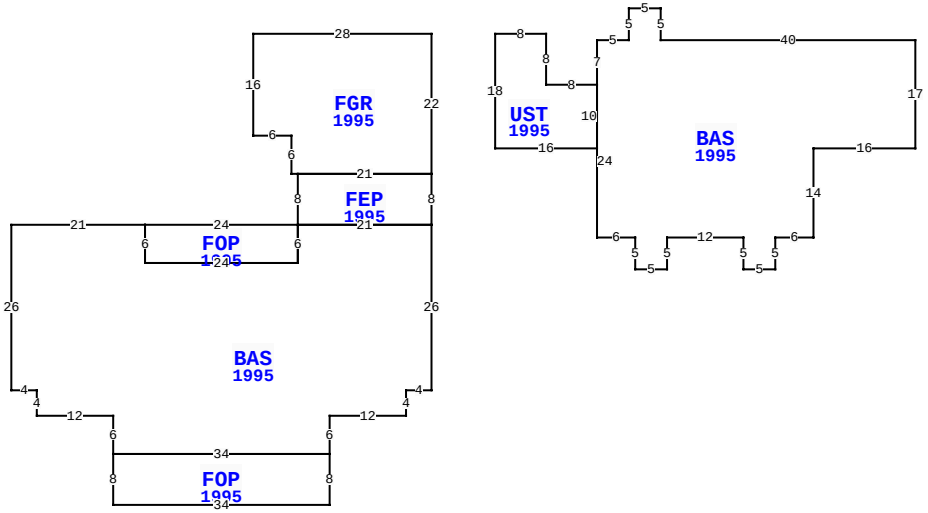
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	1,401	100	1,401	149,969
BAS	2,008	100	2,008	214,944
FEP	168	80	134	14,344
FGR	580	55	319	34,147
FOP	144	30	43	4,603
FOP	272	30	82	8,778
UST	224	45	101	10,812
TOTALS	4,797		4,088	437,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,088	99.0000	123.75	505,890	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2017 Heated Area: 3409 HX Base Yr 2017



203 BONNIEVIEW RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		437,595
TOTAL MARKET OB/XF VALUE		24,302
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		556,897
SOH/AGL Deduction		218,121
ASSESSED VALUE		338,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,776
TOTAL JUST VALUE		556,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618011	REPAIR/RRF	500	10/31/2006
B9401464	NEW CONSTR	164,351	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/1181	6/29/2016	SW	Q	I	01	348,900
GRANTOR: WELLS FARGO ASSET SEC						
GRANTEE: MARSHALL RICHARD A						
2029/1300	2/12/2016	CT	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: WELLS FARGO ASSET S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W28 S16 E6 S6E1 FEP=[YR=1995] S8
FOP=[YR=1995] W24 BAS=[YR=1995] W21 S26 E4 S4 E12 S6
FOP=[YR=1995] S8 E34 N8 W34$ E34 N6 E12 N4 E4 N26 W21 S6 W24
N6 $ S6 E24 N6 $ E21 N8 W21 $ E21 N22 $ PTR= E10
UST=[YR=1995] E8 S8 E8 BAS=[YR=1995] N7 E5 N5 E5 S5 E40 S17
W16 S14 W6 S5 W5 N5 W12 S5 W5 N5 W6 N24$ S10 W16 N18 $ W10 $
.

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	4,530.00	SF	5.20	5.20	100	1995	1995	3	70	16,489	
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	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	1995	1995	3	70	273	
4	1242	WD DECK A	0	100	0	0	232.00	SF	10.00	10.00	100	1995	1995	3	20	464	
5	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	100	1995	1995	3	70	828	
6	0810	CONCRETE A	0	100	0	0	278.00	SF	6.50	6.50	100	2004	2004	3	84	1,518	
7	0479	VF PICKET	0	100	0	0	228.00	LF	10.00	10.00	100	2004	2004	3	64	1,459	
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	64	576	

LAND DESCRIPTION

TOTAL OB/XF 24,302

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	000115	C	SFR ACRES	100		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: 1.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS