

PT LOT 46 PAR 5 SUB SEC 30
PB 0/59 & ALSO K/A PT OF U/R
LOTS 5 & 7 IN OR 2184/666

MJJJD PROPERTIES LLC
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0540-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 90
Interior Wall	05 DRYWALL 10
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	990	61,461
FSP	84	40	34	2,110
STP	30	10	3	186
UCP	180	20	36	2,235

TOTALS	1,284	1,063	65,993
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	0	7	14			30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	113.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,063	95.4000	90.63	96,340	1937	1975	0	0	0	31.50	68.50	
1 SINGLE FAM - 0% - 0 Heated Area: 990 HX Base Yr													
758 BONNIEVIEW RD, FERNANDINA BEACH													
BLD DATE 07/29/2013 PFMC LGL DATE 04/11/2024 MLU													
XF DATE INC DATE													
AG DATE													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		65,993	
TOTAL MARKET OB/XF VALUE		588	
TOTAL LAND VALUE - MARKET		146,900	
TOTAL MARKET VALUE		213,481	
SOH/AGL Deduction		52,055	
ASSESSED VALUE		161,426	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		161,426	
TOTAL JUST VALUE		213,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6956	REPAIR/RRF	1,700	01/23/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2184/0666	3/16/2018	WD U	I	I	17	119,000	
GRANTOR: FIVE POINTS BAPTIST C							
GRANTEE: MJJJD PROPERTIES LL							
1738/1241	5/11/2011	WD Q	I	I	02	63,000	
GRANTOR: JONES JUNE S							
GRANTEE: FIVE POINTS BAPTIST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 S45 E3 STP=[YR=2007] S6 E5 FSP=[YR=1993] E14 N6 W14 S6\$ N6 W5\$ E19 UCP=[YR=1993] E10 N18 W10 S18\$ N45\$.									

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	113.00