PT OF LOT 42 (S-14)
IN OR 1348/646
SUB OF SEC 30 PB 1/5

GIDDENS JERRY A JR
713 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0042-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

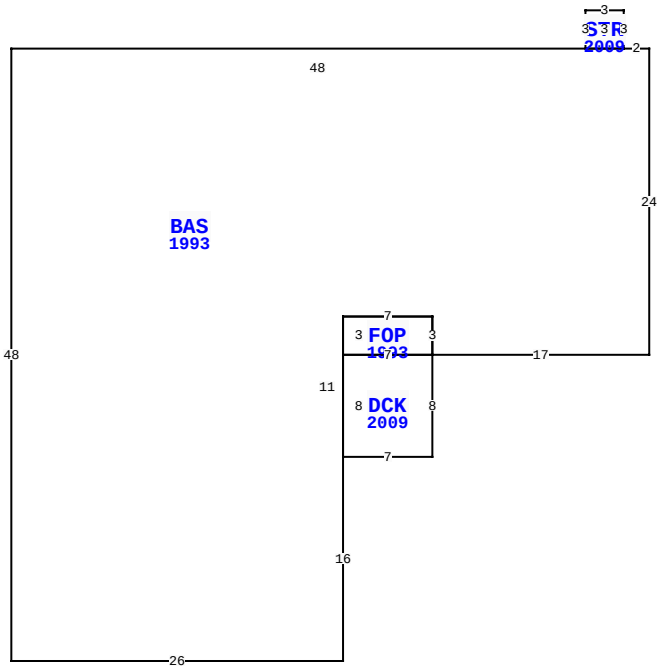
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,803	100	1,803	154,670
DCK	56	10	6	515
FOP	21	30	6	515
STR	9	10	1	86
TOTALS	1,889		1,816	155,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	105.0000	99.75	181,146	1988	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1803 HX Base Yr 2006



713 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE	01/30/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		155,786
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		311,786
SOH/AGL Deduction		196,724
ASSESSED VALUE		115,062
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		60,062
TOTAL JUST VALUE		311,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0646	9/08/2005	WD	U	I	01	45,000

GRANTOR: GIDDENS JERRY A

GRANTEE: GIDDENS JERRY A JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STR=[YR=2009] N3W3S3E3$ W48S48 E26 N16
DCK=[YR=2009] E7N8 FOP=[YR=1993] N3 W7 S3E7$W7S8$N11 E7 S3
E17 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0006	RSF-2	120.00	112.00	120.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	156,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 08/06/2024 BY SYS