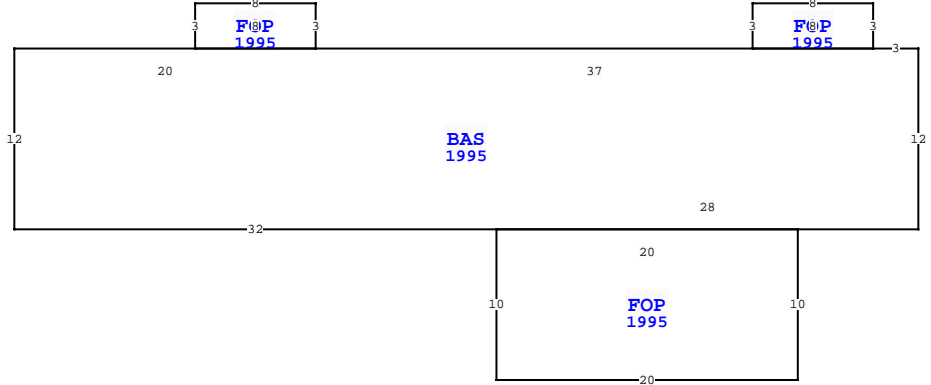


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	794	110.2000	77.14	61,249	1973	1973	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2023 Heated Area: 720 HX Base Yr 2023													



Quality	03 Quality Level 03			
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	16,662
FOP	24	30	7	162
FOP	24	30	7	162
FOP	200	30	60	1,388
TOTALS	968		794	18,375

630 BONNIEVIEW RD, FERNANDINA BEACH														
				BLD DATE					LGL DATE	04/11/2024 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			18,375
TOTAL MARKET OB/XF VALUE			166
TOTAL LAND VALUE - MARKET			234,780
TOTAL MARKET VALUE			253,321
SOH/AGL Deduction			12,355
ASSESSED VALUE			240,966
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			190,966
TOTAL JUST VALUE			253,321
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/0375	3/09/2022	QC	U	I	11	100
GRANTOR: STAR BUSINESS CENTERS						
GRANTEE: GARRETT CHARLESTON						
2437/0730	2/26/2021	WD	U	I	37	100,000
GRANTOR: BOLES ALBERT JR & ARL						
GRANTEE: STAR BUSINESS CENTE						

EXTRA FEATURES															
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	0350	CARPORT WD	0	100	8	8		64.00	SF	13.00				13.00	166

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1995] W3 FOP=[YR=1995] N3 W8 S3 E8 \$ W37													
FOP=[YR=1995] N3 W8 S3 E8\$ W20 S12 E32 FOP=[YR=1995] S10 E20													
N10 W20\$ E28 N12\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	000102	C	SFR/MH	100		RSF	2301.00	201.00	301.00	FF		1.00	1.00	0.60	1,300.00	780.00	234,780							