LOT 1
IN OR 1199/1936
THOMAS MANOR PB 3/37

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

2024

00-00-30-0860-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

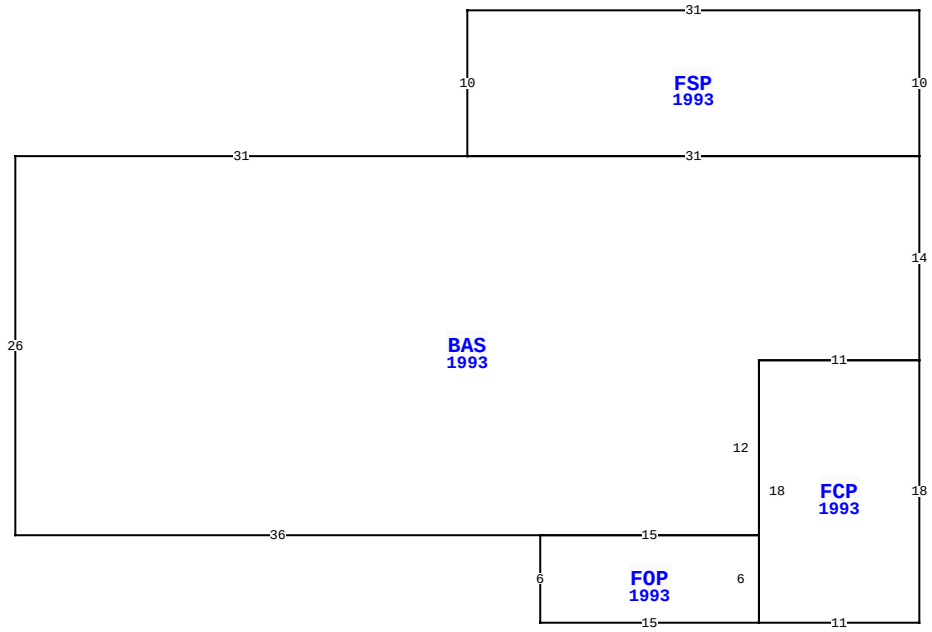
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1,480	116,473
FCP	198	25	50	3,935
FOP	90	30	27	2,125
FSP	310	40	124	9,758
TOTALS	2,078		1,681	132,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	109.0000	103.55	174,068	1955	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 0 Heated Area: 1480 HX Base Yr



2001 FRIENDLY RD, FERNANDINA BEACH

BLD DATE	01/27/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	132,292
TOTAL MARKET OB/XF VALUE	808
TOTAL LAND VALUE - MARKET	127,000
TOTAL MARKET VALUE	260,100
SOH/AGL Deduction	36,356
ASSESSED VALUE	223,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,744
TOTAL JUST VALUE	260,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22221	ELEC OTHER	0	11/01/2009
6920	REPAIR/RRF	3,000	01/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/1936	1/07/2004	WD	U	I	21	130,000
GRANTOR: HICKEY KATHRYN J						
GRANTEE: BEAN AARON P & ABIG						
1017/1065	11/02/2001	WD	Q	I		105,000
GRANTOR: FINDLEY BILLY ET AL						
GRANTEE: HICKEY KATHRYN J						

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	8	9	72.00	SF	30.00	30.00	100	1995	1995	3	20	432	
2	0810	CONCRETE A	0	0	0	0	247.00	SF	6.50	6.50	100	1955	1955	3	20	321	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	1955	1955	3	20	55	

BUILDING DIMENSIONS

FSP=[YR=1993] W31 S10 BAS=[YR=1993] W31 S26 E36 FOP=[YR=1993] S6 E15 FCP=[YR=1993] E11 N18 W11 S18$ N6 W15$ E15 N12 E11 N14W31$ E31 N10$.

LAND DESCRIPTION

TOTAL OB/XF 808

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	0	0006	RSF-2	127.00	110.00	127.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	127,000							

REVIEW DATE 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 127,000 Market: 0 Agricultural: 0 Common: 127,000 PRINTED 08/06/2024 BY SYS