LOT 1
AMELIA MARSH SUB PB 4/104

METTS DIANA L/E/
116 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0080-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

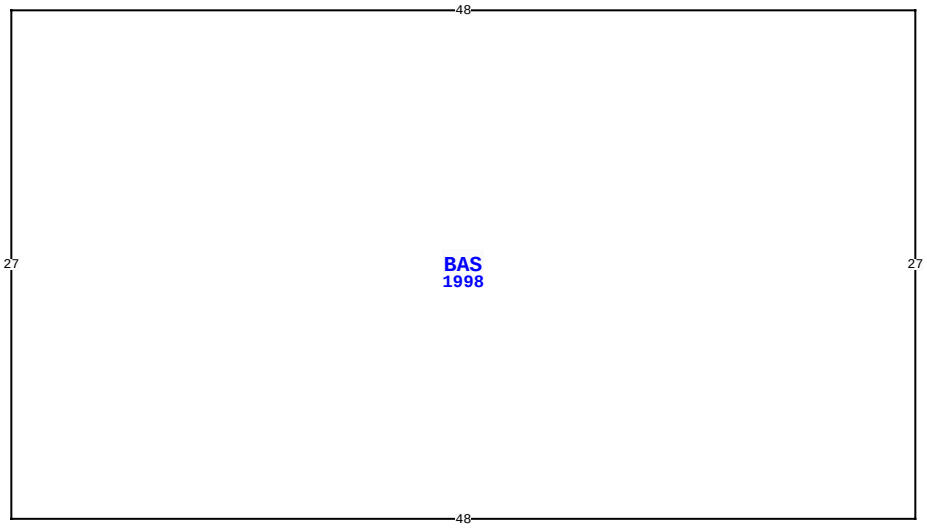
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1998	1,296	51,643
TOTALS	1,296			1,296	51,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	99.62	129,108	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1992 Heated Area: 1296 HX Base Yr 1992



116 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		51,643
TOTAL MARKET OB/XF VALUE		6,728
TOTAL LAND VALUE - MARKET		235,950
TOTAL MARKET VALUE		294,321
SOH/AGL Deduction		204,671
ASSESSED VALUE		89,650
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,928
TOTAL JUST VALUE		294,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA97052	MH MOVE-ON	0	06/01/1997
7317	FOUNDATION	2,100	06/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1641	3/01/2023	LE	U	I	11	100
GRANTOR: METTS DIANA						
GRANTEE: POULSEN HOLLE & SOO						
0624/0773	4/22/1991	WD	Q	V		12,000
GRANTOR: CARTER DOUGLAS & T G						
GRANTEE: METTS DIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E48 N27 $.

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	54	24	1,248.00	SF	6.50	6.50	100	1991	1991	3	59.5	4,827	
2	1242	WD DECK A	0	100	0	0	543.00	SF	10.00	10.00	100	1994	1994	3	20	1,086	
3	0752	USP	0	100	14	10	140.00	SF	15.00	15.00	100	1998	1998	3	25	525	
4	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	1997	1997	3	20	100	
5	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	1998	1998	3	73	190	

LAND DESCRIPTION

TOTAL OB/XF 6,728

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	RES	100		RSF-	2121.00	180.00	121.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	235,950							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 235,950 Market: 0 Agricultural: 0 Common: 235,950 PRINTED 07/30/2025 BY SYS