BLOCK 10 LOT 81
IN OR 1400/747 &
PT OF VACATED PRICE ST

BONNER RUTH S REVOCABLE TRUST
C/O MARY MARKS C0-TRUSTEE, PO BOX 17065
FERNANDINA BEACH, FL 32035

2025

00-00-30-010A-0010-0810

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

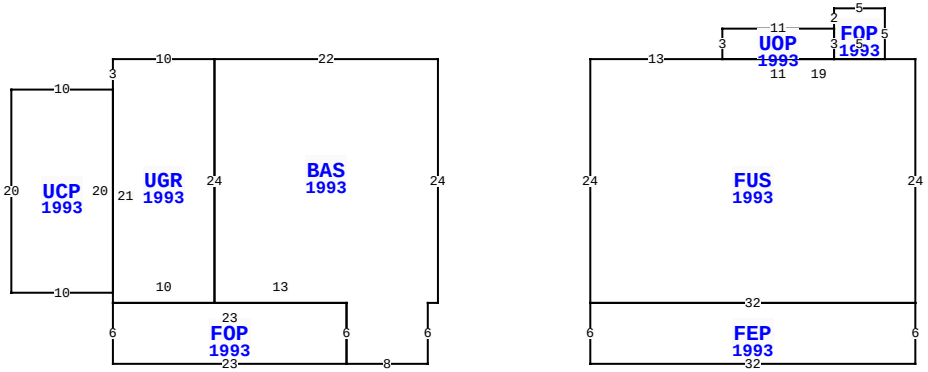
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	38,301
FEP	192	80	1993	154	10,240
FOP	25	30	1993	8	532
FOP	138	30	1993	41	2,726
FUS	768	100	1993	768	51,068
UCP	200	20	1993	40	2,660
UGR	240	45	1993	108	7,181
UOP	33	20	1993	7	465
TOTALS	2,172			1,702	113,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	93.0000	93.00	158,286	1960	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 50% - 2016 Heated Area: 1344 HX Base Yr 2016



1823 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		113,174
TOTAL MARKET OB/XF VALUE		2,157
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		602,831
SOH/AGL Deduction		356,167
ASSESSED VALUE		246,664
TOTAL EXEMPTION VALUE	HA HAB WX	55,722
BASE TAXABLE VALUE		190,942
TOTAL JUST VALUE		602,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0234	CHNGE SRVC	0	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1400/0747	3/30/2006	WD	Q	I	01	100
GRANTOR: BONNER RUTH S						
GRANTEE: BONNER RUTH S TRUST						
0981/1967	4/19/2001	QC	Q	I	01	100
GRANTOR: BONNER RUTH S P/R FOR						
GRANTEE: BONNER RUTH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UGR=[YR=1993] W10 S3 UCP=[YR=1993] W10 S20 E10 N20 $ S21 FOP=[YR=1993] S6 E23 N6 W23 $ E10 N24 $ S24 E13 S6 E8 N6 E1 N24 $ PTR= E15 FUS=[YR=1993] E13 UOP=[YR=1993] N3 E11 FOP=[YR=1993] N2 E5 S5 W5 N3$ S3 W11 $ E19 S24 FEP=[YR=1993] S6 W32 N6 E32 $ W32 N24 $ W15 $.

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	0811	CONCRETE B	0	50	0	0	545.00	SF	5.20	5.20	100	1983	1983	3	38	1,077	
2	0100	BAR-B-Q	0	50	0	0	1.00	UT	200.00	200.00	100	1960	1960	3	20	40	
3	0810	CONCRETE A	0	50	0	0	98.00	SF	6.50	6.50	100	1983	1983	3	38	242	
4	0810	CONCRETE A	0	50	0	0	90.00	SF	6.50	6.50	100	1983	1983	3	38	222	
5	0810	CONCRETE A	0	50	0	0	108.00	SF	6.50	6.50	100	2003	2003	3	82	576	

LAND DESCRIPTION

TOTAL OB/XF 2,157

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	50		RSF-2	65.00	90.00	65.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	487,500							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/30/2025 BY SYS