

LOT 3
IN OR 731/1143
CASHEN WOOD SUB PB 5/221

HOOKE FRANCIS S
2011 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																				
Exterior Wall	05	AVERAGE 80								0900	01	2,084	124.5335	164.38	342,568	1991	1991	0	0	0	17.23	82.77	VALUATION BY																			
Exterior Wall	20	FACE BRICK 20								1 SNGL FAM - 100% - 1997										Heated Area: 1728										HX Base Yr 1997												
Roof Structure	03	GABLE/HIP 100																		Tax Group: 8										Tax Dist:												
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										283,544												
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										4,590												
Interior Floo	14	CARPET 70																		TOTAL LAND VALUE - MARKET										140,000												
Interior Floo	11	CLAY TILE 30																		TOTAL MARKET VALUE										428,134												
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										279,227																						
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										148,907																						
Bedrooms		3 100								TOTAL EXEMPTION VALUE										HX HB 50,722																						
Bathrooms		2 100								BASE TAXABLE VALUE										98,185																						
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										428,134																						
Stories	1.	1. 100								NCON VALUE										0																						
Units		0 100								INCOME VALUE																																
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										399,311																						
Quality																						06	Quality Level 06																			
DOR CODE																						0100	SINGLE FAMILY																			
MAP NUM																						MKT AREA								02												
NEIGHBORHOOD/LOC																						2012.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,728	100	1993	1,728	235,107																																					
FGR	410	55	1993	226	30,749																																					
FOP	8	30	1993	2	272																																					
FSP	320	40	1993	128	17,416																																					
PTO	8	5	1993	0	0																																					
TOTALS																						2,474			2,084	283,544																
EXTRA FEATURES																						2011 BONNIE OAKS DR, FERNANDINA BEACH																				
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	0812	CONCRETE C	0	100	0	0	1,712.00	SF	4.00	4.00	100	1991	1991	3	59.5	4,075																										
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	20.10	20.10	100	2003	2003	3	20	515																										
LAND DESCRIPTION																						TOTAL OB/XF										4,590										
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	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000																									
REVIEW DATE 05/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS																																										