LOT 4
CASHEN WOOD SUB PB 5/221

DRAKE VIVIANA G
2013 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

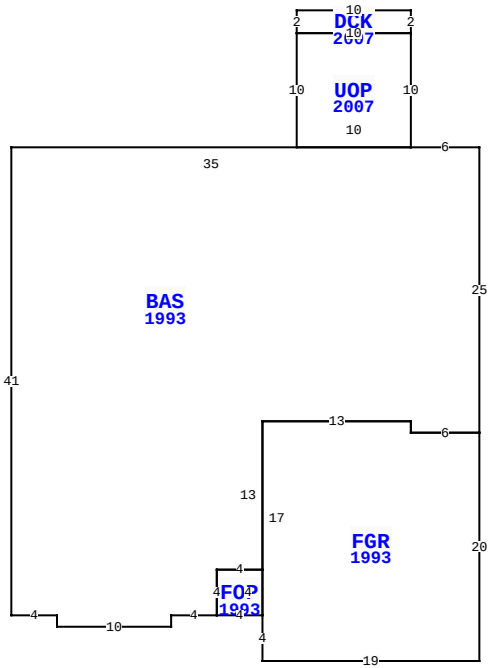
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,358	100	1993	1,358	195,308
DCK	20	10	2007	2	288
FGR	393	55	1993	216	31,065
FOP	16	30	1993	5	719
UOP	100	20	2007	20	2,877
TOTALS	1,887			1,601	230,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,601	129.4900	170.93	273,659	1992	1992	0	0	0	15.86	84.14

1 SNGL FAM – 100% - 2009 Heated Area: 1358 HX Base Yr 2009



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

2013 BONNIE OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		230,257
TOTAL MARKET OB/XF VALUE		4,937
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		375,194
SOH/AGL Deduction		231,965
ASSESSED VALUE		143,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,507
TOTAL JUST VALUE		375,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225824	SLIDE DOOR	1,662	03/01/2012
B9906389	XFOB	4,000	08/01/1999
7832	NEW CONSTR	64,785	02/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0309	11/20/2020	QC	U	I	11	100
GRANTOR: DRAKE JOHN J						
GRANTEE: DRAKE VIVIANA G						
1567/0714	5/20/2008	WD	Q	I		205,000
GRANTOR: HAMMETT WILLIAM A JR						
GRANTEE: DRAKE JOHN J & VIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=2007] N10 DCK=[YR=2007] N2 W10 S2 E10$ W10 S10 E10$ W35 S41 E4 S1 E10 N1 E4 FOP=[YR=1993] E4 FGR=[YR=1993] S4 E19 N20 W6 N1 W13 S17$ N4 W4 S4$ N4 E4 N13 E13 S1 E6 N25$.

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	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	1992	1992	3	62	2,487	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 4,937

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-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