LOT 5
IN OR 2026/24
CASHEN WOOD SUB PB 5/221

TANNER EMILY K
2015 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0005-0000

BUILDING CHARACTERISTICS

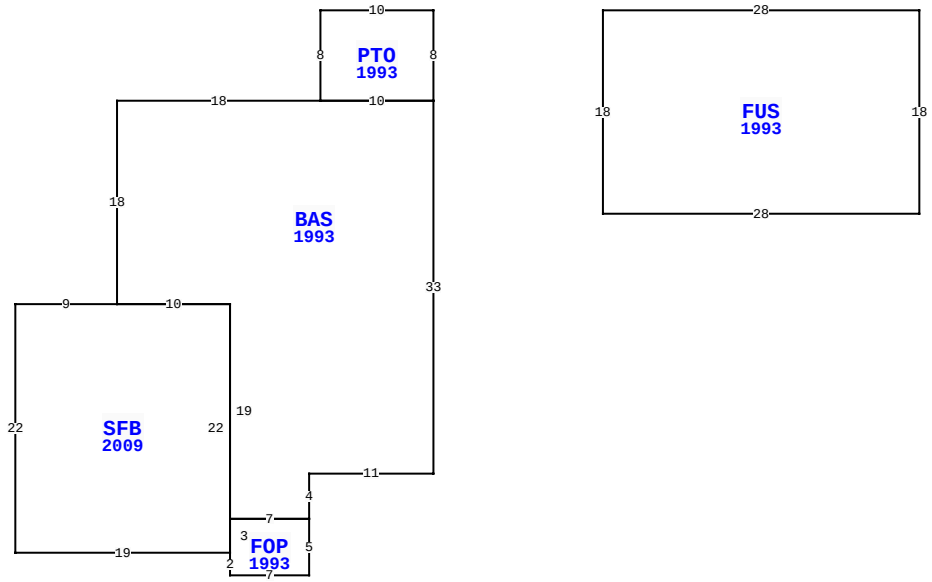
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	802	100	1993	802	110,931
FOP	35	30	1993	10	1,383
FUS	504	100	1993	504	69,713
PTO	80	5	1993	4	553
SFB	418	80	2009	334	46,198
TOTALS	1,839			1,654	228,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,654	127.0750	167.74	277,442	1990	1990	0	0	0	17.54	82.46

1 SNGL FAM – 100% - 2017 Heated Area: 1640 HX Base Yr 2017



2015 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		241,733
TOTAL MARKET OB/XF VALUE		7,657
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		389,390
SOH/AGL Deduction		205,354
ASSESSED VALUE		184,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,314
TOTAL JUST VALUE		389,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708500	18X30STRG	24,348	09/26/2017
6184	NEW CONSTR	64,855	01/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0024	1/27/2016	WD	Q	I	02	170,000
GRANTOR: PEPPLER MARK D & SUSA						
GRANTEE: TANNER EMILY K						
1236/0581	6/08/2004	WD	Q	I		130,000
GRANTOR: JONES RONALD B & TERE						
GRANTEE: PEPPLER MARK D & SU						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 S8 BAS=[YR=1993] W18 S18 SFB=[YR=2009] W9 S22 E19 FOP=[YR=1993] S2 E7 N5 W7 S3 $ N22 W10 $ E10 S19 E7 N4 E11 N33 W10 $ E10 N8 $ PTR= E15 FUS=[YR=1993] E28 S18 W28 N18 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	926.00	SF	5.20	5.20	100	1990	1990	3	57	2,745	
3	0811	CONCRETE B	0	100	0	0	444.00	SF	5.20	5.20	100	1990	1990	3	57	1,316	
4	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	100	2018	2018	3	97	1,286	

LAND DESCRIPTION

TOTAL OB/XF 7,657

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	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

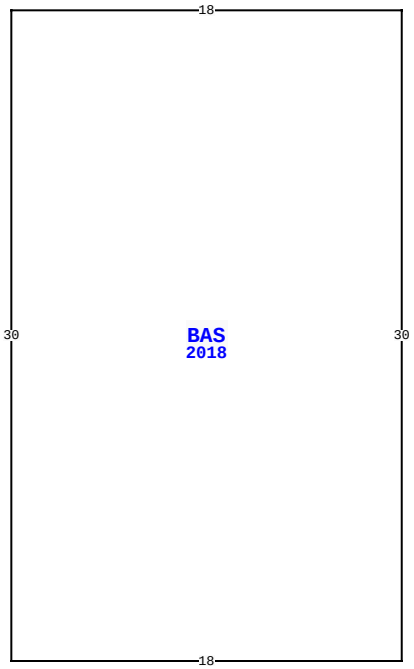
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	540	100	2018	540	12,954
TOTALS	540			540	12,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	68.9700	25.52	13,781	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2017 Heated Area: 540 HX Base Yr 2017



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 S30 E18 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS