LOT 6
CASHEN WOOD SUB PB 5/221

SMITH JAMES MICHAEL & SHERRY L
2027 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0006-0000

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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

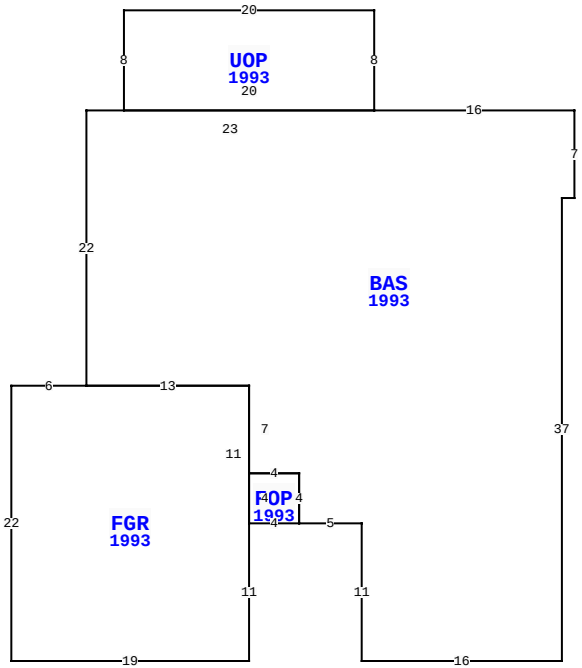
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1993	1,278	181,178
FGR	418	55	1993	230	32,606
FOP	16	30	1993	5	709
UOP	160	20	1993	32	4,537
TOTALS	1,872			1,545	219,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,545	127.8570	168.77	260,750	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 0 Heated Area: 1278 HX Base Yr



2027 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	219,030
TOTAL MARKET OB/XF VALUE	6,765
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	365,795
SOH/AGL Deduction	74,650
ASSESSED VALUE	291,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,145
TOTAL JUST VALUE	365,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313311	ROOF	9,821	01/01/2013
3051	H/AC	1,990	06/15/1989
5863	NEW CONSTR	1,600	04/21/1989
5655	NEW CONSTR	55,620	04/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/1885	4/15/2025	WD	Q	I	01	460,000
GRANTOR: COKER JAMES LARRY & N						
GRANTEE: SMITH JAMES MICHAEL						
2780/1216	4/03/2025	WD	U	I	11	100
GRANTOR: COKER JAMES LARRY & N						
GRANTEE: SMITH JAMES MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N8 W20 S8 E20 $ W23 S22
FGR=[YR=1993] W6 S22 E19 N11 FOP=[YR=1993] E4 N4 W4 S4 $ N11
W13 $ E13 S7 E4 S4 E5 S11 E16 N37 E1 N7 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	0	0	0	850.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,409	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	2003	2003	3	20	772	
4	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2003	2003	3	30	864	
5	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	2003	2003	3	82	480	

LAND DESCRIPTION

TOTAL OB/XF 6,765

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	0	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