



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	0	0 100
Units	0	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	1,322	100	1993	1,322	184,834
FGR	456	55	1993	251	35,093
FOP	82	30	1993	25	3,496
FSP	192	40	2009	77	10,765
TOTALS	2,052			1,675	234,188

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	835.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,675	125.3500	165.46	277,146	1991	1991	0	0	0	15.50	84.50	
1 SNGL FAM - 100% - 2002 Heated Area: 1322 HX Base Yr 2002													
2057 BONNIE OAKS DR, FERNANDINA BEACH													
BLD DATE: 05/01/2025 MLU													

TOTAL OB/XF 4,963													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991
2	0811	CONCRETE B	0	100	0	0	835.00	SF	5.20	5.20	100	1991	1991

TOTAL OB/XF 4,963													
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
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		234,188	
TOTAL MARKET OB/XF VALUE		4,963	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		379,151	
SOH/AGL Deduction		238,255	
ASSESSED VALUE		140,896	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		85,174	
TOTAL JUST VALUE		379,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401358	ADDITION	1,836	10/01/1994
7528	NEW CONSTR	66,045	09/13/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2781/565	2/19/2025	LE U	I	I	11	100	
GRANTOR: SCHUSTER BARBARA R							
GRANTEE: SCHUSTER THOMAS M							
0973/1080	3/06/2001	WD Q	I			117,400	
GRANTOR: GOULDING BRENT S & TA							
GRANTEE: SCHUSTER BARBARA R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 FSP=[YR=2009] N12 W16 S12 E16\$ W20 S29 FGR=[YR=1993] S24 E20 N21 W10 N3 W2 N3 W2 S3 W6\$ E6 N3 E2 S3 E2 S3 E10 FOP=[YR=1993] E14 N8 W4 S3 W10 S5\$ N5 E10 N3 E4 S8 E11 N32\$.									