LOT 11
CASHEN WOOD SUB PB5/221

CAPPABIANCA SHERRI T
2087 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0011-0000

BUILDING CHARACTERISTICS

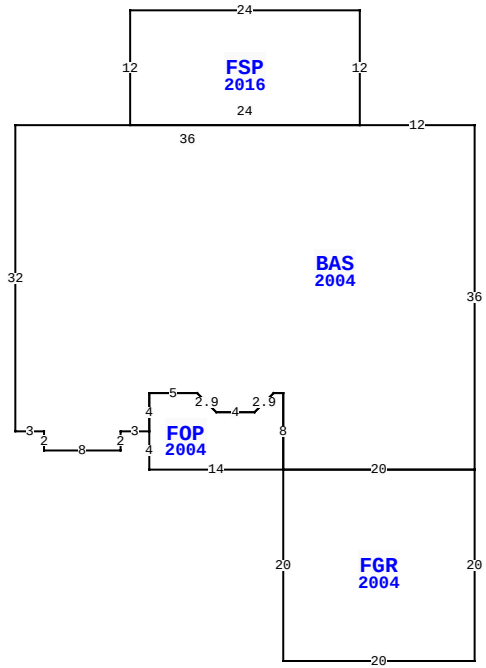
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,588	100	2004	1,588	249,070
FGR	400	55	2004	220	34,506
FOP	100	30	2004	30	4,705
FSP	288	40	2016	115	18,038
TOTALS	2,376			1,953	306,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,953	131.2955	173.31	338,474	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2017 Heated Area: 1588 HX Base Yr 2017



2087 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 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		306,319
TOTAL MARKET OB/XF VALUE		7,916
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		454,235
SOH/AGL Deduction		247,806
ASSESSED VALUE		206,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,707
TOTAL JUST VALUE		454,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632824	SUNROOM	28,015	08/01/2016
B0311712	NEW CONSTR	117,313	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/983	2/27/2025	WD	Q	I	01	490,000
GRANTOR: BRANDT CATHERINE G &						
GRANTEE: CAPPABIANCA SHERRI						
2049/1551	5/25/2016	WD	Q	I	01	199,000
GRANTOR: HOOKE FRANCIS S & CHE						
GRANTEE: BRANDT CATHERINE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2016] N12 W24 S12 E24$ W36 S32 E3 S2 E8 N2 E3 FOP=[YR=2004] S4 E14 N8 W1 D2 L2 W4 U2 L2 W5 S4$ N4 E5 D2 R2 E4 R2 U2 E1 S8FGR=[YR=2004] S20 E20 N20 W20$ E20 N36$.

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	0811	CONCRETE B	0	100	0	0	1,834.00	SF	5.20	5.20	100	2004	2004	3	83	7,916	

LAND DESCRIPTION

TOTAL OB/XF 7,916

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	0006	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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS