LOT 12
CASHEN WOOD SUB PB 5/221

KERZER KATHRYN & ERIK
2113 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0012-0000

BUILDING CHARACTERISTICS

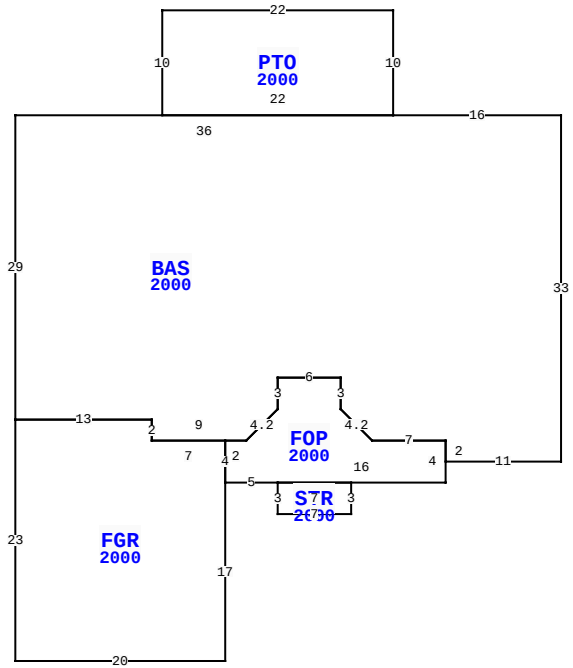
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,563	100	2000	1,563	229,827
FGR	446	55	2000	245	36,025
FOP	129	30	2000	39	5,734
PTO	220	5	2000	11	1,618
STR	21	10	2000	2	294
TOTALS	2,379			1,860	273,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	126.2240	166.62	309,913	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2021 Heated Area: 1563 HX Base Yr 2021



2113 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		273,498
TOTAL MARKET OB/XF VALUE		5,196
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		418,694
SOH/AGL Deduction		176,151
ASSESSED VALUE		242,543
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,821
TOTAL JUST VALUE		418,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905958	NEW CONSTR	85,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1324	8/07/2020	WD	Q	I	01	260,000
GRANTOR: HOOKE FRANCIS S & CHE						
GRANTEE: KERZER KATHRYN & ER						
1692/0986	7/28/2010	QC	U	I	11	65,000
GRANTOR: HOOKE FRANCIS S						
GRANTEE: HOOKE FRANCIS S & C						

BUILDING NOTES

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	1,487.00	SF	4.00	4.00	100	2000	2000	3	77	4,580	
2	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	2000	2000	3	77	616	

BUILDING DIMENSIONS

BAS=[YR=2000] W16 PTO=[YR=2000] N10 W22 S10 E22 $ W36 S29 FGR=[YR=2000] S23 E20 N17 FOP=[YR=2000] E5 STR=[YR=2000] S3 E7 N3 W7 $ E16 N4 W7 U3 L3 N3 W6 S3 L3 D3 W2 S4 $ N4 W7 N2 W13 $ E13 S2 E9 U3 R3 N3 E6 S3 R3 D3 E7 S2 E11 N33 $.

LAND DESCRIPTION

TOTAL OB/XF 5,196

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