LOT 14 IN OR 988/272
CASHEN WOOD SUB PB5/221

SHEFFIELD JAMES F JR & MELISSA
2227 BONNIE OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

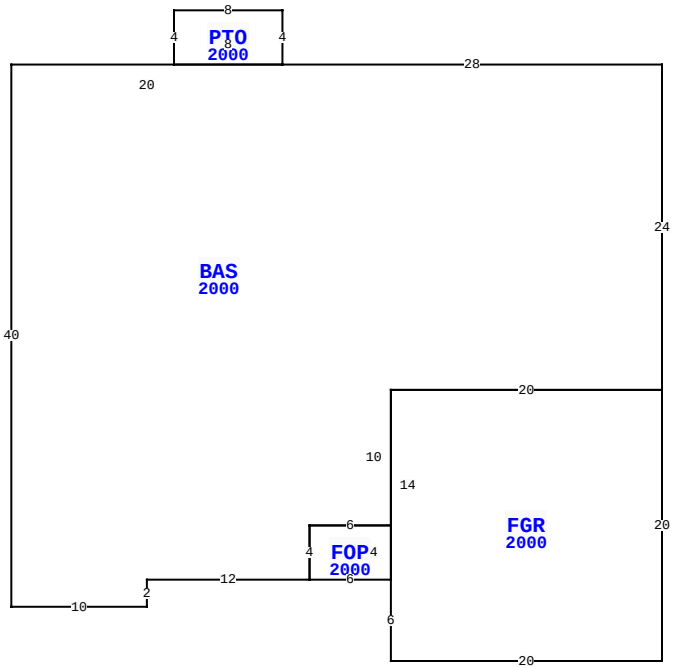
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,540	100	2000	1,540	220,750
FGR	400	55	2000	220	31,536
FOP	24	30	2000	7	1,003
PTO	32	5	2000	2	287
TOTALS	1,996			1,769	253,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,769	123.0500	162.43	287,339	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2002 Heated Area: 1540 HX Base Yr 2002



2227 BONNIE OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		253,577
TOTAL MARKET OB/XF VALUE		6,048
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		399,625
SOH/AGL Deduction		250,113
ASSESSED VALUE		149,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,790
TOTAL JUST VALUE		399,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007052	NEW CONSTR	72,312	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0988/0272	5/24/2001	WD	Q	I		112,000
GRANTOR: PENNYWORTH HOMES INC						
GRANTEE: SHEFFIELD JAMES F J						
0856/0125	11/17/1998	WD	Q	V	06	100
GRANTOR: STRAWN JEREMIAH & STE						
GRANTEE: PENNYWORTH HOMES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W28 PTO=[YR=2000] N4 W8 S4 E8 $ W20 S40 E10 N2 E12 FOP=[YR=2000] E6 FGR=[YR=2000] S6 E20 N20 W20 S14 $ N4 W6 S4 $ N4 E6 N10 E20 N24 $.

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	710.00	SF	5.20	5.20	100	2000	2000	3	77	2,843	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2000	2000	3	77	300	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 6,048

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 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