LOT 15
CASHEN WOOD SUB PB 5/221

WATFORD TAMMY JEAN & JAMES QUINCY
2339 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0015-0000

BUILDING CHARACTERISTICS

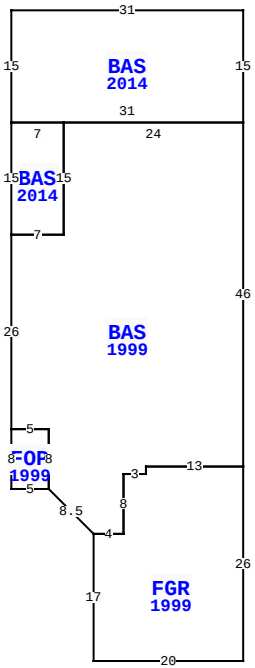
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,371	100	1999	1,371	193,846
BAS	105	100	2014	105	14,846
BAS	465	100	2014	465	65,747
FGR	481	55	1999	265	37,469
FOP	40	30	1999	12	1,697
TOTALS	2,462			2,218	313,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,218	121.7160	160.67	356,366	1999	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2000 Heated Area: 1941 HX Base Yr 2000



2339 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		313,602
TOTAL MARKET OB/XF VALUE		7,765
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		461,367
SOH/AGL Deduction		296,028
ASSESSED VALUE		165,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,617
TOTAL JUST VALUE		461,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805523	NEW CONSTR	85,692	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1662	4/30/2025	WD	Q	I	01	479,000
GRANTOR: ANCRUM JANICE V						
GRANTEE: WATFORD TAMMY JEAN						
0874/0410	3/12/1999	WD	Q	I		99,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ANCRUM JANICE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=1,0] W24 S15 W7 S26 E5 S8 D6R6 E4 N8 E3 N1 E13 N46 $
FGR=[YR=1999;ORIG=-19,55] S17 E20 N26 W13 S1 W3 S8 W4 $
BAS=[YR=2014;ORIG=1,0] N15 W31 S15 E31 $
BAS=[YR=2014;ORIG=-23,0] W7 S15 E7 N15 $
FOP=[YR=1999;ORIG=-30,41] S8 E5 N8 W5 $
.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	733.00	SF	6.50	6.50	100	1999	1999	3	75	3,573	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1999	1999	3	75	585	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	2002	2002	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 7,765

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	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 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