LOT 16
CASHEN WOOD SUB PB 5/221

LAY GLINDA G L/E/
2351 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

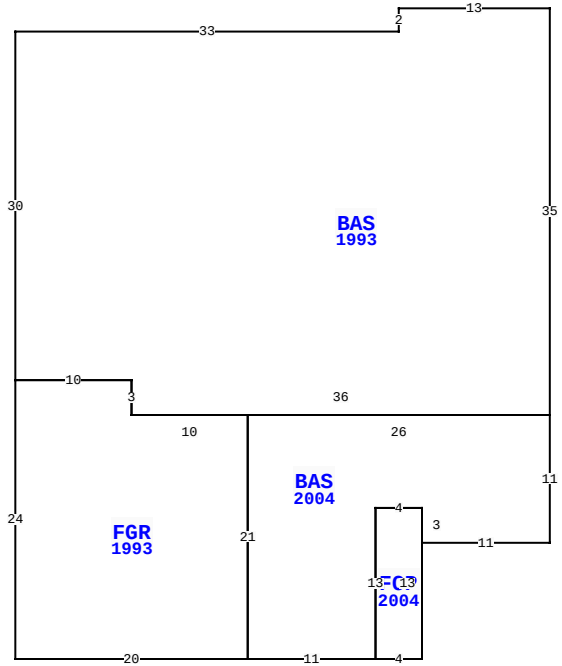
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1993	1,514	218,682
BAS	384	100	2004	384	55,465
FGR	450	55	1993	248	35,821
FOP	52	30	2004	16	2,311
TOTALS	2,400			2,162	312,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	128.7034	169.89	367,302	1993	1993	0	0	0	14.98	85.02

1 SNGL FAM – 100% - 1994 Heated Area: 1898 HX Base Yr 1994



2351 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		312,280
TOTAL MARKET OB/XF VALUE		23,446
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		475,726
SOH/AGL Deduction		281,996
ASSESSED VALUE		193,730
TOTAL EXEMPTION VALUE	WX HX HB VX	60,722
BASE TAXABLE VALUE		133,008
TOTAL JUST VALUE		475,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046396	REPAIR/RRF	5,000	07/01/2004
B0007752	XFOB	8,545	11/01/2000
B0007461	SWIM POOL	13,500	08/01/2000
8520	NEW CONSTR	71,045	11/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1222	6/27/2024	LE	U	I	11	100
GRANTOR: LAY GLINDA G						
GRANTEE: LAY GARRETT W						
0944/0091	8/09/2000	WD	Q	I	01	34,300
GRANTOR: LAY GLINDA G						
GRANTEE: LAY GEROGE W & GLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S2 W33 S30 FGR=[YR=1993] S24 E20
BAS=[YR=2004] E11 FOP=[YR=2004] E4 N13 W4 S13 $ N13 E4 S3
E11 N11 W26 S21 $ N21 W10 N3 W10 $ E10 S3 E36 N35 $.

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	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	64	2,449	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1993	1993	3	64	437	
3	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100	2000	2000	3	23	9,755	
4	0845	KOOL DECK	0	100	0	0	726.00	SF	7.25	7.25	100	2000	2000	3	77	4,053	
5	0910	SCRN RM L	0	100	0	0	1,210.00	SF	15.00	15.00	100	2000	2000	3	20	3,630	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
7	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	100	2017	2017	3	96	1,772	

LAND DESCRIPTION

TOTAL OB/XF 23,446

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