LOT 18
CASHEN WOOD SUB PB 5/221

GORE ROBERT T & CHERYL L
2419 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0018-0000

BUILDING CHARACTERISTICS

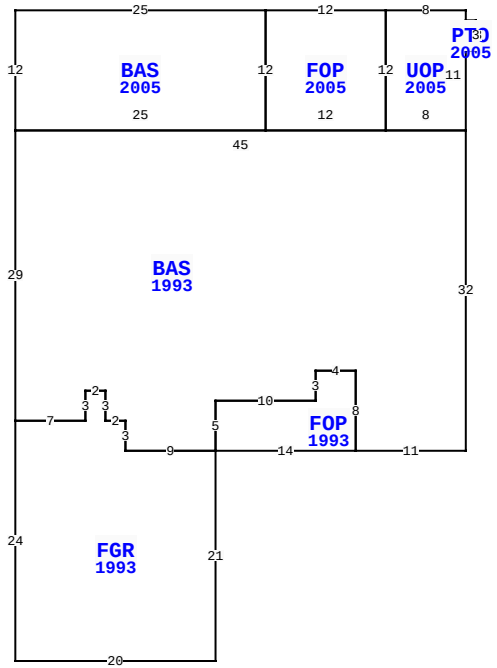
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,319	100	1993	1,319	177,905
BAS	300	100	2005	300	40,464
FGR	459	55	1993	252	33,989
FOP	82	30	1993	25	3,372
FOP	144	30	2005	43	5,800
PTO	3	5	2005	0	0
UOP	96	20	2005	19	2,563
TOTALS	2,403			1,958	264,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,958	120.9271	159.62	312,536	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2015 Heated Area: 1619 HX Base Yr 2015



2419 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		264,093
TOTAL MARKET OB/XF VALUE		22,713
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		426,806
SOH/AGL Deduction		243,416
ASSESSED VALUE		183,390
TOTAL EXEMPTION VALUE	HX HB DX VX SX	110,722
BASE TAXABLE VALUE		72,668
TOTAL JUST VALUE		426,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531275	CARPORT	0	10/13/2015
R08061	REPAIR/RRF	8,000	08/01/2005
6990	NEW CONSTR	62,195	02/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/1195	9/09/2020	QC	U	I	11	100
GRANTOR: GORE ROBERT T						
GRANTEE: GORE CHERYL L & ROB						
1936/1105	9/08/2014	WD	Q	I	01	165,000
GRANTOR: GALLESE JEFFREY P						
GRANTEE: GORE ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W1 UOP=[YR=2005] N1 W8 FOP=[YR=2005] W12 BAS=[YR=2005] W25 S12 BAS=[YR=1993] S29 FGR=[YR=1993] S24 E20 N21 FOP=[YR=1993] E14 N8 W4 S3 W10 S5 $ W9 N3 W2 N3 W2 S3 W7 $ E7 N3 E2 S3 E2 S3 E9 N5 E10 N3 E4 S8 E11 N32 W45 $ E25 N12 $ S12 E12 N12 $ S12 E8 N11 $ S3 E1 N3 $.

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	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,638.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,898	
3	0811	CONCRETE B	0	100	0	0	670.00	SF	5.20	5.20	100	2015	2015	3	95	3,310	
4	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2015	2015	3	75	13,125	

LAND DESCRIPTION

TOTAL OB/XF 22,713

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS