LOT 19
ESMT OR 1256/783
CASHEN WOOD SUB PB 5/221

OMANA MARIA ELENA VANDERDYS
2433 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0019-0000

BUILDING CHARACTERISTICS

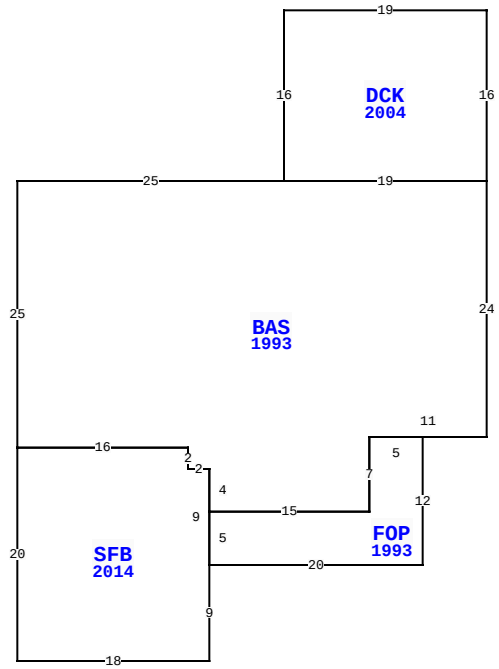
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,183	100	1993	1,183	171,694
DCK	304	10	2004	30	4,354
FOP	135	30	1993	40	5,805
SFB	356	80	2014	285	41,363
TOTALS	1,978			1,538	223,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,538	129.7338	171.25	263,382	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2022 Heated Area: 1468 HX Base Yr 2022



2433 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		223,216
TOTAL MARKET OB/XF VALUE		6,634
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		369,850
SOH/AGL Deduction		46,486
ASSESSED VALUE		323,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,642
TOTAL JUST VALUE		369,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035202	REPAIR/RRF	2,900	06/01/2003
7755	NEW CONSTR	63,315	01/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0504	4/18/2019	WD	Q	I	01	255,000
GRANTOR: RUSSO ROBIN SUE ANOLI						
GRANTEE: OMANA MARIA ELENA V						
1955/1213	12/19/2014	WD	Q	I	02	150,000
GRANTOR: LYLE PENELOPE P						
GRANTEE: RUSSO ROBIN SUE ANO						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] W19 S16 BAS=[YR=1993] W25 S25SFB=[YR=2014] S20 E18 N9 FOP=[YR=1993] E20N12 W5 S7 W15 S5 $ N9 W2 N2 W16 $ E16 S2 E2 S4 E15 N7 E11 N24 W19 $ E19 N16 $.

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	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	1992	1992	3	62	2,795	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	2006	2006	3	24	1,389	

LAND DESCRIPTION

TOTAL OB/XF 6,634

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