

LOT 40  
IN OR 2104/1996  
CASHEN WOOD SUB PB 5/221

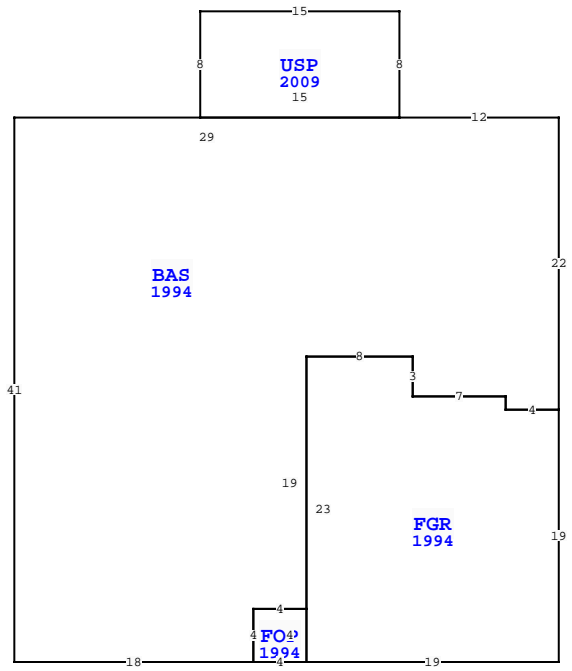
GRAY STACEY L  
2044 BONNIE OAKS DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-0174-0040-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	1,265	100	1994
FGR	400	55	1994
FOP	16	30	1994
USP	120	30	2009
TOTALS	1,801		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,526	127.8570	168.77	257,543	1994	1994	0	0	14.75	85.25
1 SNGL FAM - 100% - 2012 Heated Area: 1265 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			219,555
TOTAL MARKET OB/XF VALUE			5,243
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			364,798
SOH/AGL Deduction			228,432
ASSESSED VALUE			136,366
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			85,644
TOTAL JUST VALUE			364,798
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25361	ADDITION	13,914	12/01/2011
B00915	NEW CONSTR	84,700	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/1996	3/06/2017	QC	U	I	11	100
GRANTOR: GRAY JOHN T						
GRANTEE: GRAY STACEY L						
1707/1807	10/29/2010	WD	Q	I	02	139,900
GRANTOR: DRAWDY DEBRA JAN &						
GRANTEE: GRAY JOHN T & STACE						

EXTRA FEATURES																
L N	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	44	17		5.20	5.20	100	1994	1994	3	66	2,567	
2	0810	CONCRETE A	0	100	5	4		6.50	6.50	100	1994	1994	3	66	86	
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	1994	1994	3	74	2,590	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1994] W12 USP=[YR=2009] N8 W15 S8 E15 \$ W29 S41 E18	
FOP=[YR=1994] E4 FGR=[YR=1994] E19 N19 W4 N1 W7 N3 W8 S23 \$	
N4 W4 S4 \$ N4 E4 N19 E8 S3 E7 S1 E4 N22 \$ .	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							