

LOT 41
IN OR 886/188
CASHEN WOOD SUB PB 5/221

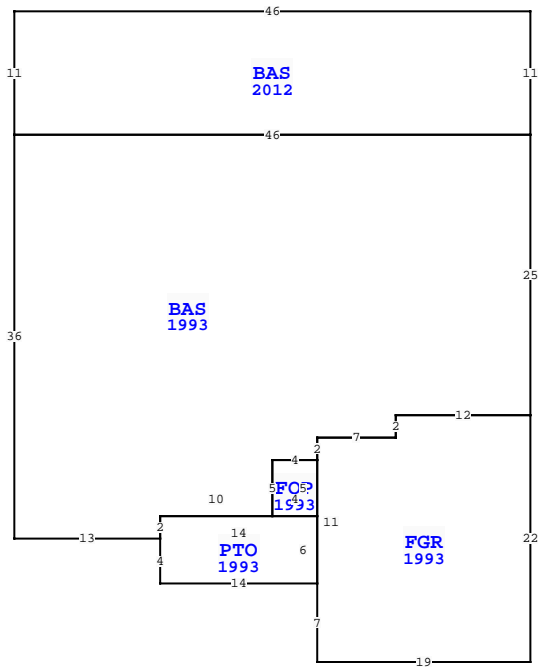
DAHL KRISTEN LEE TRUST/DAHL KRISTEN LEE
2052 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0041-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
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
BAS	1,413	100	1993
BAS	506	100	2012
FGR	404	55	1993
FOP	20	30	1993
PTO	84	5	1993
TOTALS	2,427		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,151	124.8716	164.83	354,549	1993	1993	0	0	15.05	84.95
1 SNGL FAM - 100% - 2000											
Heated Area: 1919											
HX Base Yr 2000											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		301,189	
TOTAL MARKET OB/XF VALUE		5,185	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		446,374	
SOH/AGL Deduction		281,756	
ASSESSED VALUE		164,618	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		108,896	
TOTAL JUST VALUE		446,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23076	ADDITION	33,396	11/01/2009
R12201	REPAIR/RRF	2,000	11/01/2009
M14951	H/AC	0	11/01/2009
8566	NEW CONSTR	74,615	12/15/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/0188	6/08/1999	WD	Q	I		103,500
GRANTOR: ROCHELEAU ROBIN L & M						
GRANTEE: NORRIS ROBERT ALLAN						
0718/0578	11/16/1994	WD	Q	I		83,300
GRANTOR: KNIGHT RONALD C & TAM						
GRANTEE: ROCHELEAU ROBIN L &						

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	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	64	2,449	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0810	CONCRETE A	0 100	0	0	52.00	SF	6.50	6.50	100	1993	1993	3	64	216	
TOTAL OB/XF															5,185	

LAND DESCRIPTION																								
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	000116	C	RES MARSH	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

BUILDING NOTES														
BAS=[YR=2012] W46 S11 BAS=[YR=1993] S36 E13 PTO=[YR=1993] S4 E14FGR=[YR=1993] S7 E19 N22 W12 S2 W7 S2 FOP=[YR=1993] W4 S5E4 N5\$ S11\$ N6 W14 S2\$ N2 E10 N5 E4 N2 E7 N2 E12 N25 W46 \$ E46 N11\$.														