LOT 42
IN OR 640/321
CASHEN WOOD SUB PB 5/221

YORK RANDALL W & SHERYL A
2066 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0042-0000

BUILDING CHARACTERISTICS

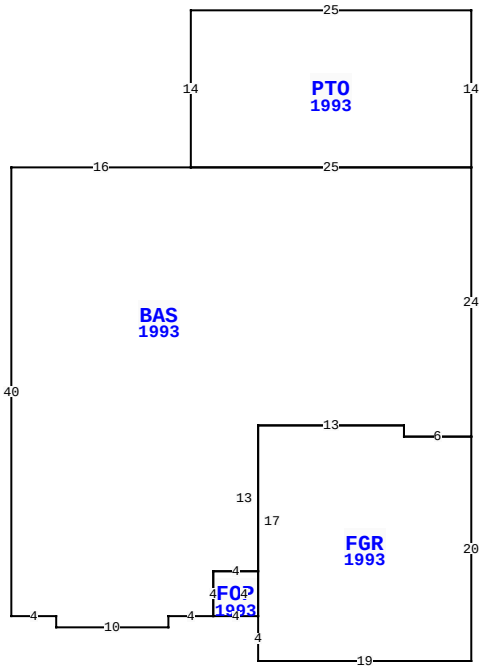
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,317	100	1993	1,317	197,482
FGR	393	55	1993	216	32,389
FOP	16	30	1993	5	750
PTO	350	5	1993	18	2,699
TOTALS	2,076			1,556	233,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,556	135.8334	179.30	278,991	1991	1991	0	0	0	16.37	83.63

1 SNGL FAM – 100% - 1992 Heated Area: 1317 HX Base Yr 1992



2066 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		233,320
TOTAL MARKET OB/XF VALUE		2,351
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		375,671
SOH/AGL Deduction		259,573
ASSESSED VALUE		116,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,376
TOTAL JUST VALUE		375,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014033	SCREEN ENC	26,500	12/19/2024
7206	NEW CONSTR	59,785	05/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0640/0321	11/01/1991	WD	Q	I		73,900
GRANTOR: ATLANTIC BLDRS						
GRANTEE: RANDALL YORK & SHER						
0616/0615	1/08/1991	WD	U	V	09	568,800
GRANTOR: THE HOMESITE COMPANY						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W25 S14 BAS=[YR=1993] W16 S40 E4 S1 E10 N1 E4 FOP=[YR=1993] E4 FGR=[YR=1993] S4 E19 N20 W6 N1 W13 S17$ N4 W4 S4$ N4 E4N13 E13 S1 E6 N24 W25$ E25 N14$. $.

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	0	0	760.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,351	

TOTAL OB/XF 2,351

LAND DESCRIPTION

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 06/04/2025 BY HS Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS