

LOT 43
IN OR 1093/1195
CASHEN WOOD SUB PB 5/221

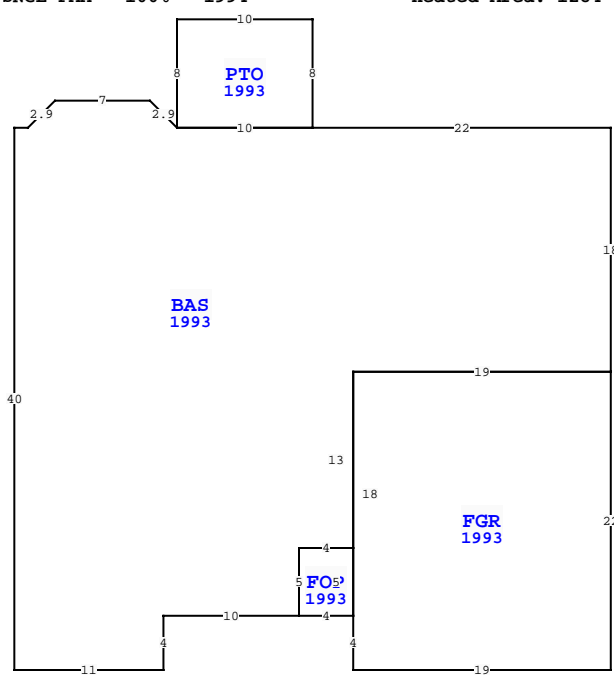
TOMASZEWSKI JACQUELINE S
2070 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0174-0043-0000

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 Floo	14	CARPET 80	
Interior Floo	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	1,284	100	1993
FGR	418	55	1993
FOP	20	30	1993
PTO	80	5	1993
TOTALS	1,802		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,524	127.8570	168.77	257,205	1993	1993	0	0	15.00	85.00
1 SNGL FAM - 100% - 1994										Heated Area: 1284	HX Base Yr 1994



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			218,624
TOTAL MARKET OB/XF VALUE			5,230
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			363,854
SOH/AGL Deduction			246,856
ASSESSED VALUE			116,998
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			66,276
TOTAL JUST VALUE			363,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6447	NEW CONSTR	65,200	10/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1093/1195	11/12/2002	QC	Q	I	01	100
GRANTOR: TOMASZEWSKI NEAL & JA						
GRANTEE: TOMASZEWSKI JACQUEL						
0677/0035	3/16/1993	WD	Q	I		77,700
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: TOMASZEWSKI NEAL &						

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	48	16	768.00	SF	5.20	5.20	100	1993	1993	3	64	2,556	
2	0810	CONCRETE A	0 100	0	0	37.00	SF	6.50	6.50	100	1993	1993	3	64	154	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

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

BUILDING DIMENSIONS	
BAS=[YR=1993] W22 PTO=[YR=1993] N8 W10 S8 E10\$ W10 U2 L2 W7 D2 L2 W1 S40 E11 N4E10 FOP=[YR=1993] E4 FGR=[YR=1993] S4 E19 N22 W19 S18\$ N5 W4 S5\$ N5 E4 N13 E19 N18\$.	

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							