

LOT 44  
IN OR 1045/744  
CASHEN WOOD SUB PB 5/221

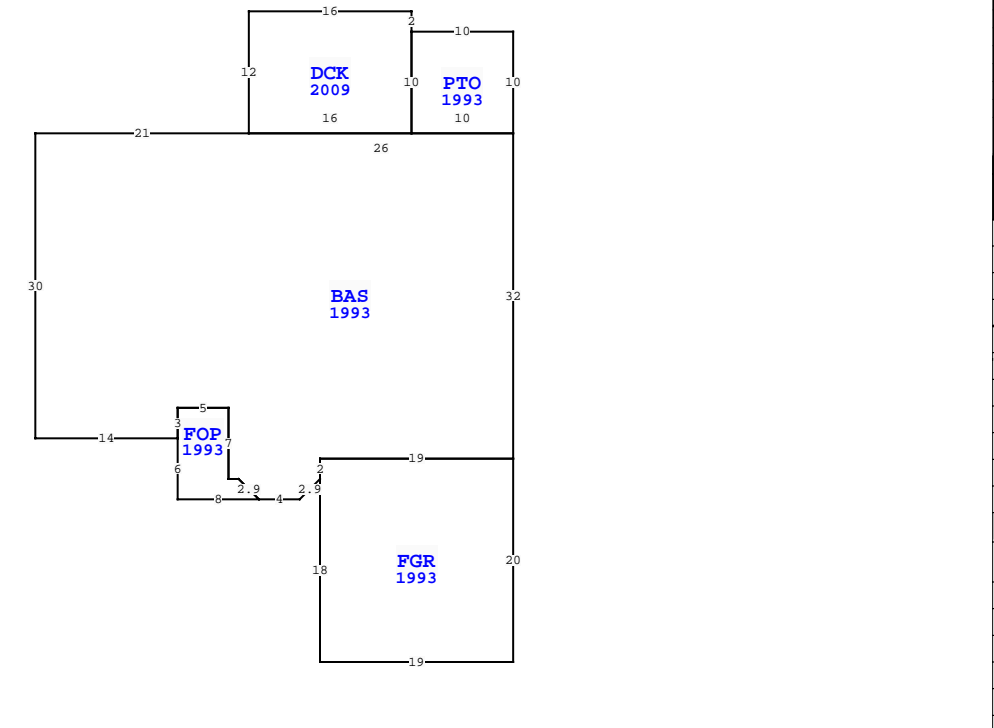
CARLETON LAURA/CARLETON KENNETH  
2134 BONNIE OAKS DR  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-0174-0044-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,729	124.5450	164.40	284,248	1991	1991	0	0	0	16.37	83.63



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
BAS	1,481	100
DCK	192	10
FGR	380	55
FOP	49	30
PTO	100	5
TOTALS	2,202	

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	0	801.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,478	
2	0940	SHEDS/PORT	0	100	10	80.00	SF	21.30	21.30	100	2004	2004	3	21	358	

2134 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			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			237,717
TOTAL MARKET OB/XF VALUE			2,836
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			380,553
SOH/AGL Deduction			233,327
ASSESSED VALUE			147,226
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			96,504
TOTAL JUST VALUE			380,553
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7063	NEW CONSTR	67,995	03/08/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/0744	3/25/2002	WD Q	Q	I		139,000
GRANTOR: MOORE STEVEN R & PAUL						
GRANTEE: CARLETON LAURA & KE						
0628/0848	6/12/1991	WD Q	Q	I		78,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: MOORE STEVEN & PAUL						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=1993] W10 DCK=[YR=2009] N2 W16 S12 BAS=[YR=1993] W21 S30 E14 FOP=[YR=1993] S6 E8 U2 L2 W1 N7 W5 S3\$ N3 E5 S7 E1 D2 R2 E4 U2 R2 FGR=[YR=1993] S18 E19 N20 W19 S2 \$N2 E19 N32W26\$ E16 N10\$ S10 E10 N10\$.	

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							