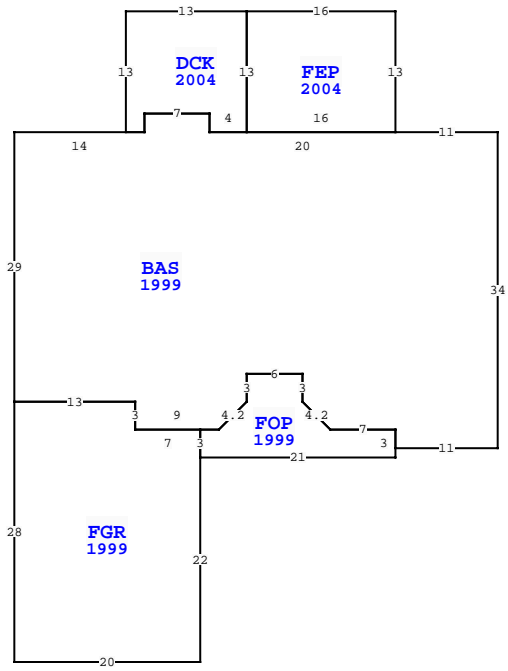


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floor	13	LVT/LAMMT 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	1,616	100	1999
DCK	155	10	2004
FEP	208	80	2004
FGR	539	55	1999
FOP	108	30	1999
TOTALS	2,626		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,126	120.1382	158.58	337,141	1999	1999	0	0	12.25	87.75
1 SNGL FAM - 100% - 2000 Heated Area: 1616 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			295,841
TOTAL MARKET OB/XF VALUE			7,430
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			443,271
SOH/AGL Deduction			276,672
ASSESSED VALUE			166,599
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			115,877
TOTAL JUST VALUE			443,271
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313506	ROOF	12,978	06/01/2013
B0310892	ADDITION	20,833	01/01/2003
B0047277	XFOB	3,000	08/01/2000
B9905827	NEW CONSTR	106,000	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0890/0707	7/08/1999	WD Q	Q	I		125,500
GRANTOR: FRAZIER CONSTRUCTION						
GRANTEE: ANTWORTH ROGER & KA						
0890/0706	7/08/1999	WD Q	V	06		100
GRANTOR: DAVIS LINDA						
GRANTEE: FRAZIER CONST INC						

EXTRA FEATURES		2232 BONNIE OAKS DR, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 100

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

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	0810	CONCRETE A	0 100	0 0	1,524.00	SF	6.50	6.50	100	1999	1999	3	75	7,430	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W11 FEP=[YR=2004] N13 W16 DCK=[YR=2004] W13 S13 E2 N2 E7 S2 E4 N13\$ S13 E16\$ W20 N2 W7 S2 W14 S29 FGR=[YR=1999] S28 E20 N22 FOP=[YR=1999] E21 N3 W7 U3 L3 N3 W6 S3 L3 D3 W2 S3\$ N3 W7 N3 W13\$ E13 S3 E9 U3 R3 N3 E6 S3 R3 D3 E7 S2 E11 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,430																						
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							