

LOT 48  
IN OR 1961/1348  
CASHEN WOOD SUB PB 5/221

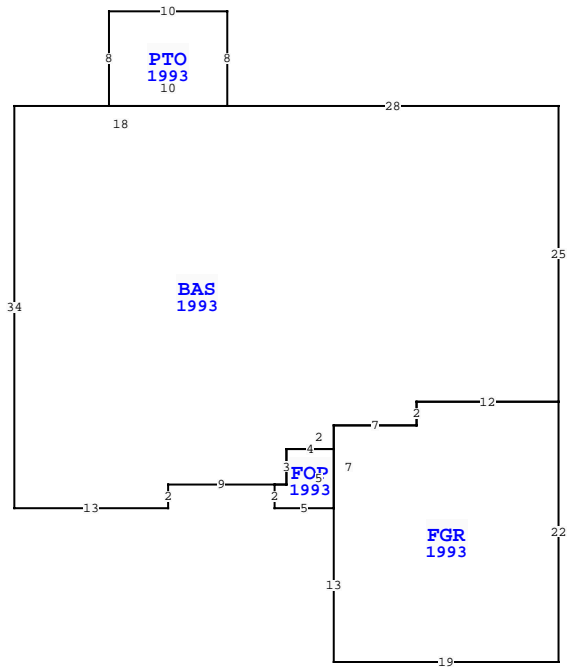
MCPHEE JEANNETTE B  
2342 BONNIE OAKS DR  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-0174-0048-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	80
Interior Floo	11	CLAY TILE	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	1,367	100	1993
FGR	404	55	1993
FOP	22	30	1993
PTO	80	5	1993
TOTALS	1,873		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,600	136.3026	179.92	287,872	1992	1992	0	0	15.00	85.00		
1 SNGL FAM - 100% - 2017 Heated Area: 1367 HX Base Yr 2017													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			244,691
TOTAL MARKET OB/XF VALUE			10,533
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			395,224
SOH/AGL Deduction			209,434
ASSESSED VALUE			185,790
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			130,068
TOTAL JUST VALUE			395,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632347	SIDE/WIN	0	05/19/2016
7665	NEW CONSTR	69,615	11/05/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1348	2/02/2015	SW	U	I	12	153,300
GRANTOR: TRUMAN 2013 SC4 TITLE						
GRANTEE: MCPHEE JEANNETTE B						
1942/0884	10/16/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TRUMAN 2013 SC4 TIT						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450						
2	0811	CONCRETE B	0	100	0	797.00	SF	5.20	5.20	100	1992	1992	3	62	2,570						
3	0855	CONC PAVER	0	100	0	812.00	SF	7.00	7.00	100	2018	2018	3	97	5,513						
TOTALS														1,873		1,600	244,691				

2342 BONNIE OAKS DR, FERNANDINA BEACH  
BLD DATE: 05/01/2025 MLU  
LGL DATE: 05/01/2025 MLU  
LND DATE: 05/01/2025 MLU  
AG DATE: 05/01/2025 MLU

BUILDING NOTES													

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W28 PTO=[YR=1993] N8 W10 S8 E10 \$ W18 S34 E13  
N2 E9 FOP=[YR=1993] S2 E5 FGR=[YR=1993] S13 E19 N22 W12 S2 W7  
S7 \$ N5 W4 S3 W1 \$ E1 N3 E4 N2 E7 N2 E12 N25 \$ .

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							