

LOT 49  
IN OR 1070/1099  
CASHEN WOOD SUB PB 5/221

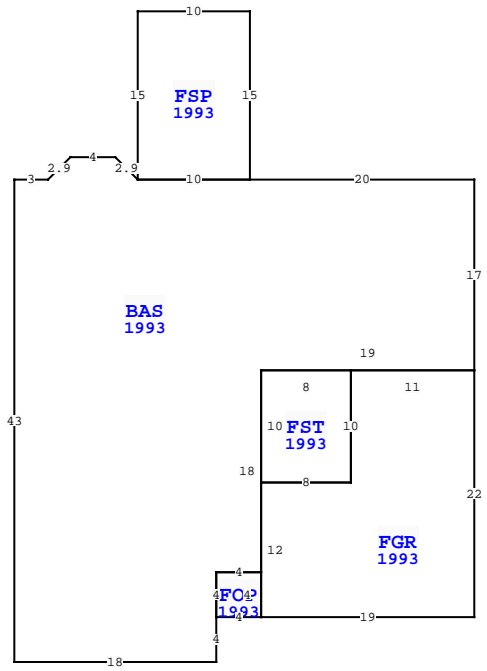
ETIENNE FEDELIA & GATHLINE  
2362 BONNIE OAKS CIRCLE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-0174-0049-0000

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 Floor	13	LVT/LAMMT 90	
Interior Floor	14	CARPET 10	
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	1,249	100	1993
FGR	338	55	1993
FOP	16	30	1993
FSP	150	40	1993
FST	80	55	1993
TOTALS	1,833		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,544	129.9684	171.56	264,889	1993	1993	0	0	15.00	85.00
1 SNGL FAM - 100% - 2003 Heated Area: 1249 HX Base Yr 2003											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		225,156	
TOTAL MARKET OB/XF VALUE		6,218	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		371,374	
SOH/AGL Deduction		227,116	
ASSESSED VALUE		144,258	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		93,536	
TOTAL JUST VALUE		371,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0691	ADDITION	2,000	12/01/1993
8647	NEW CONSTR	68,790	01/28/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/1099	7/24/2002	WD	Q	I		129,000
GRANTOR: BROWN MARSHALL W & JE						
GRANTEE: ETIENNE GATHLINE						
0779/0751	12/12/1996	WD	Q	I		89,600
GRANTOR: ROCKEFELLER CAROL A &						
GRANTEE: BROWN MARSHALL W &						

EXTRA FEATURES															BLD DATE		LGL DATE															
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	INC DATE	AG DATE													
1	0811	CONCRETE B	0	100	50	16	800.00	UT	5.20	5.20	100	1993	1993	3	64	2,662																
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1993	1993	3	64	83																
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																
4	0476	VF 6 SBPL	0	100	0	0	39.00	LF	32.00	32.00	100	2004	2004	3	61	761																
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192																
TOTALS															1,544	225,156																

BUILDING NOTES			
2362 BONNIE OAKS DR, FERNANDINA BEACH			
BLD DATE: 05/01/2025 MLU			

BUILDING DIMENSIONS			
BAS=[YR=1993] W20 FSP=[YR=1993] N15 W10 S15 E10\$ W10 U2 L2 W4 D2 L2 W3 S43 E18 N4 FOP=[YR=1993] E4 FGR=[YR=1993] E19 N22 W11 FST=[YR=1993] W8 S10E8 N10\$ S10 W8 S12\$ N4 W4 S4\$ N4 E4 N18 E19 N17\$.			

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	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							