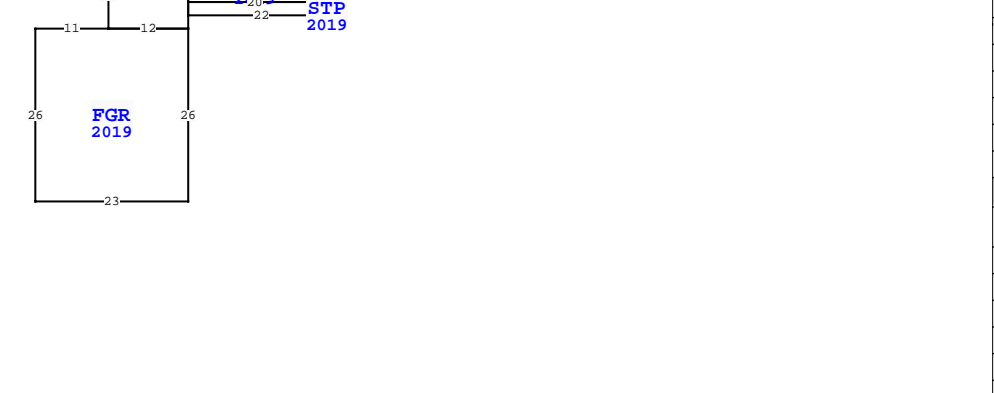


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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			
0500	01	4,928	93.0520	147.02	724,515	2019	2019	0	0	0	2.00	98.00		
3 SFR CUST - 100% - 2024 Heated Area: 4042 HX Base Yr 2024														



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	2020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,470	100	2019	2,470	355,876
FGR	598	55	2019	329	47,403
FOP	118	30	2019	35	5,043
FSP	530	40	2019	212	30,545
FST	680	40	2019	272	39,189
FST	25	55	2019	14	2,017
FUS	1,572	100	2019	1,572	226,493
STP	52	10	2019	5	720
STR	72	10	2019	7	1,008
STR	117	10	2019	12	1,729
TOTALS	6,234			4,928	710,025

521 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0		4.00	100	2019	2019	3	97	11,881	

TOTAL OB/XF													
11,881													

LAND DESCRIPTION																								
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	1.70	AC		1.00	1.00	1.00	275,000.00	275,000.00	467,500							
2	009620	C	MARSH	100		RSF-2	0.00	0.00	0.86	AC		1.00	1.00	1.00	100.00	100.00	86							

TOTAL OB/XF													
11,881													

NASSAU COUNTY PROPERTY			PAGE 1 of 2	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	736,127			
TOTAL MARKET OB/XF VALUE	11,881			
TOTAL LAND VALUE - MARKET	467,586			
TOTAL MARKET VALUE	1,215,594			
SOH/AGL Deduction	42,975			
ASSESSED VALUE	1,172,619			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	1,121,897			
TOTAL JUST VALUE	1,215,594			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,139,571			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908086	ADDITION	40,933	10/08/2019
19009057	CO ISSUED	0	08/22/2019
B1632024	NEW CONSTR	619,783	04/06/2016
MHA98068	MH MOVE-ON	0	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2674/1045	10/13/2023	WD Q	Q	I	02	1,350,000
GRANTOR: RYAN LIS T						
GRANTEE: BURDICK BRIAN & JUD						
1974/0146	4/06/2015	WD U	I	19		120,000
GRANTOR: POOLE H PRICE JR P/R						
GRANTEE: RYAN LIS T & HEIDI						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2019] W68 S10 BAS=[YR=2019] S33 E11 S10 FGR=[YR=2019] W11 S26 E23 N26 W12\$ E12 N2 STP=[YR=2019] E22 N6													
STR=[YR=2019] E6 N8 W9 S6 FOP=[YR=2019] W19 S6 E20 N4 W1 N2\$ S2 E3\$ W2 S4 W20 S2\$ N8 E19 N6 E9 S6 E27 N16 W10 N17 W68\$ E68 N10\$ PTR= E15 FSP=[YR=2019] E53 S10 FUS=[YR=2019] S32 W17													
STR=[YR=2019] S2 W9 N2 FST=[YR=2019] W5N5E5S5\$ N11 E9 S11\$ N11 W9 S6W5S5W22 N32 E53\$ W53 N10\$ W15\$.													

