

PT OF LOT 25
IN OR 2037/556
LANDS OF EMIL O FRIEND S/D

LEE NORA C
304 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
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			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
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	1,536	100	1993	1,536	130,557
FCP	264	25	1993	66	5,610
FOP	25	30	1993	8	680
TOTALS	1,825			1,610	136,847

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,610	131.7840	131.78	212,166	1973	1973	0	0	35.50	64.50
1 SINGLE FAM - 100% - 2017 Heated Area: 1536 HX Base Yr 2017											
304 BONNIEVIEW RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE				136,847		
TOTAL MARKET OB/XF VALUE				12,713		
TOTAL LAND VALUE - MARKET				204,750		
TOTAL MARKET VALUE				354,310		
SOH/AGL Deduction				180,699		
ASSESSED VALUE				173,611		
TOTAL EXEMPTION VALUE				HX HB 50,722		
BASE TAXABLE VALUE				122,889		
TOTAL JUST VALUE				354,310		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				249,223		

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
1	0510	GARAGE WD-	0 100	20 20	400.00	SF	35.00	35.00	100	2016	2016
2	0811	CONCRETE B	0 100	0 0	605.00	SF	5.20	5.20	100	1990	1990
TOTAL OB/XF 12,713											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2105.00	201.00	105.00	FF	1.00
Total Acres: 0.00 Total Land Value: 204,750 Market: 0 Agricultural: 0 Common: 204,750											