PT OF LOT 25
IN OR 677/1096
E O FRIEND SUB DB Z/165

MCKENDREE GARY W
407 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

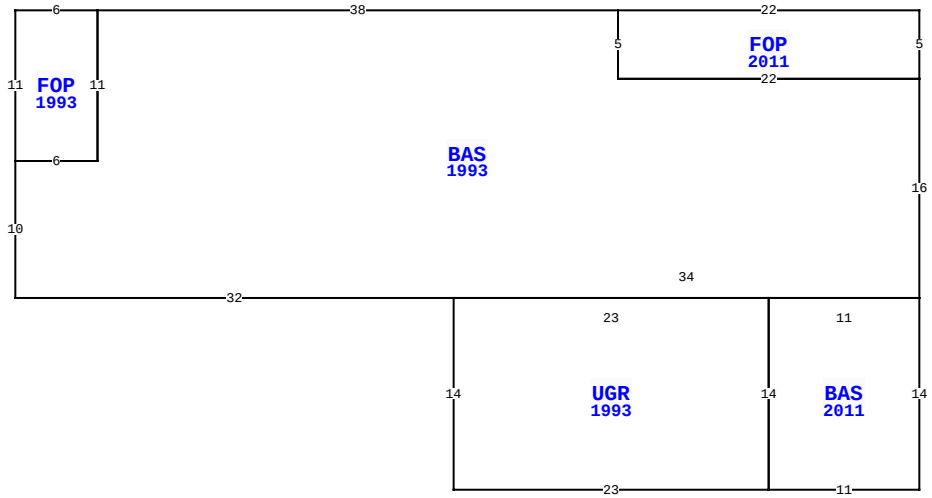
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100	1993	1,210	33,164
BAS	154	100	2011	154	4,221
FOP	66	30	1993	20	548
FOP	110	30	2011	33	905
UGR	322	45	1993	145	3,974
TOTALS	1,862			1,562	42,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,562	114.2000	91.36	142,704	1953	1953	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1364 HX Base Yr



2024 FRIENDLY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	42,811
TOTAL MARKET OB/XF VALUE	9,033
TOTAL LAND VALUE - MARKET	204,750
TOTAL MARKET VALUE	256,594
SOH/AGL Deduction	120,886
ASSESSED VALUE	135,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,708
TOTAL JUST VALUE	256,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B940262	REPAIR/RRF	1,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/1096	3/25/1993	WD	U	I	18	15,000

GRANTOR: DAUGHERTY DONNA ETAL
GRANTEE: MCKENDREE GARY W

0584/1201	11/30/1989	LE	U	I	18	100

GRANTOR: DAUGHERTY D ET AL
GRANTEE: GOULD LEATRICE L/E

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W22 BAS=[YR=1993] W38 FOP=[YR=1993] W6 S11 E6 N11 $ S11 W6 S10 E32 UGR=[YR=1993] S14 E23 BAS=[YR=2011] E11 N14 W11 S14 $ N14 W23 $ E34 N16 W22 N5$ S5 E22 N5$.

EXTRA FEATURES

LN	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	0	0	0	464.00	SF	6.50	6.50	100	1967	1967	3	20	603	
2	0510	GARAGE WD-	0	0	0	0	902.00	SF	35.00	35.00	100	1994	1994	3	20	6,314	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1995	1995	3	68	71	
4	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	100	2010	2010	3	40	2,045	

LAND DESCRIPTION

TOTAL OB/XF 9,033

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RSF-	2105.00	185.00	105.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	204,750							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 204,750 Market: 0 Agricultural: 0 Common: 204,750 PRINTED 07/30/2025 BY SYS