N 313.5 FT OF E200 FT OF
OF LOT 25 IN OR 2197/573
E O FRIEND SUB DB Z/165

ZITELLI DEBRA PEARCE
418 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

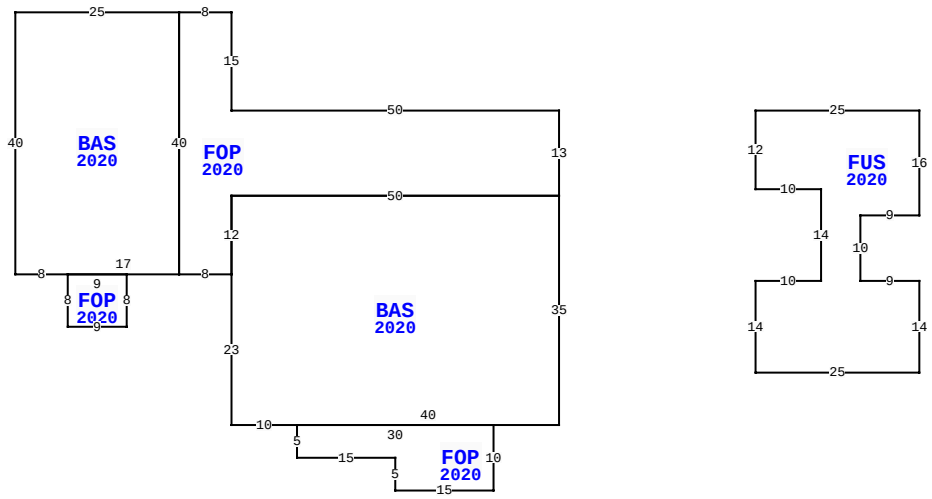
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,000	100	2020	1,000	129,301
BAS	1,750	100	2020	1,750	226,277
FOP	72	30	2020	22	2,845
FOP	225	30	2020	68	8,792
FOP	970	30	2020	291	37,627
FUS	770	100	2020	770	99,562
TOTALS	4,787			3,901	504,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,901	99.4500	131.27	512,084	2020	2020	0	0	0	1.50	98.50

2 SNGL FAM – 100% - 2021 Heated Area: 3520 HX Base Yr 2021



418 BONNIEVIEW 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		504,403
TOTAL MARKET OB/XF VALUE		22,045
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		736,448
SOH/AGL Deduction		300,138
ASSESSED VALUE		436,310
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		380,588
TOTAL JUST VALUE		736,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000119	CO ISSUED	0	04/15/2020
B1811198	NEW CONSTR	467,682	11/07/2018
B1806420	DEMOLITION	0	06/21/2018
7886	REPAIR/RRF	6,770	03/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/0573	5/17/2018	WD	Q	I	02	260,000
GRANTOR: FREEMAN MARY M						
GRANTEE: ZITELLI DEBRA PEARC						
0779/1654	12/17/1996	WD	Q	I	01	100
GRANTOR: FREEMAN MARY M & JAME						
GRANTEE: FREEMAN JAMES P & M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W50 N15 W8 BAS=[YR=2020] W25 S40 E8 FOP=[YR=2020] S8 E9 N8 W9 $ E17 N40 $ S40 E8 BAS=[YR=2020] S23 E10 FOP=[YR=2020] S5 E15 S5 E15 N10 W30 $ E40 N35 W50 S12 $ N12 E50 N13 $ PTR= E30 FUS=[YR=2020] E25 S16 W9 S10E9 S14 W25 N14 E10 N14 W10 N12 $ W30 $.

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	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100	1975	1975	3	25	8,400	
2	0511	GARAGE CB-	0	100	32	26	832.00	SF	40.00	40.00	100	1984	1984	3	41	13,645	

LAND DESCRIPTION

TOTAL OB/XF 22,045

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	100		RSF-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	140,000.00	140,000.00	210,000							

REVIEW DATE 04/13/2021 BY RK Total Acres: 1.50 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS