

BLOCK B N1/2 OF LOT 7
OAK GROVE #1 PB 0/61

THOMPSON MARK ALLEN/BONHAYAG MARJORIE CONCON
1984 PALM DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042B-000B-0071



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																																		
Exterior Wall	05	AVERAGE 80	0900	11	816	155.6258	205.43	167,631	1940	2020	0	0	0	1.50	98.50	VALUATION SUMMARY																																	
Exterior Wall	10	ABOVE AVG 20	1 SNGL FAM - 100% - 2024										Heated Area: 780										HX Base Yr 2024																										
Roof Structure	03	GABLE/HIP 100																																															
Roof Cover	12	MODULAR MT 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floor	14	CARPET 60																																															
Interior Floor	13	LVT/LAMNT 40																																															
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			0100	SINGLE FAMILY																																													
MAP NUM													MKT AREA		02																																		
NEIGHBORHOOD/LOC			2018.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	720	100	1993	720	145,691																																												
BAS	60	100	2022	60	12,141																																												
FOP	120	30	2013	36	7,284																																												
TOTALS			900											816	165,117																																		
EXTRA FEATURES										1984 PALM DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/11/2024 MLU									
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	1242	WD DECK A	0	100	28	8	224.00	SF	10.00	10.00	100	1995	1995	3	20	448																																	
2	0510	GARAGE WD-	0	100	21	18	378.00	SF	14.00	14.00	100	1980	1980	3	20	1,058																																	
3	1242	WD DECK A	0	100	0	0	162.00	SF	10.00	10.00	100	1980	1980	3	20	324																																	
LAND DESCRIPTION										TOTAL OB/XF										1,830																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	85.00	100.00	85.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	110,500																																
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS																																																	