BLOCK C LOT 1
IN OR 659 PG 781
OAK GROVE UNIT 1 PB 0/61

SMITH SEAN E
751 BONNIEWVIEW ROAD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-042B-000C-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 |

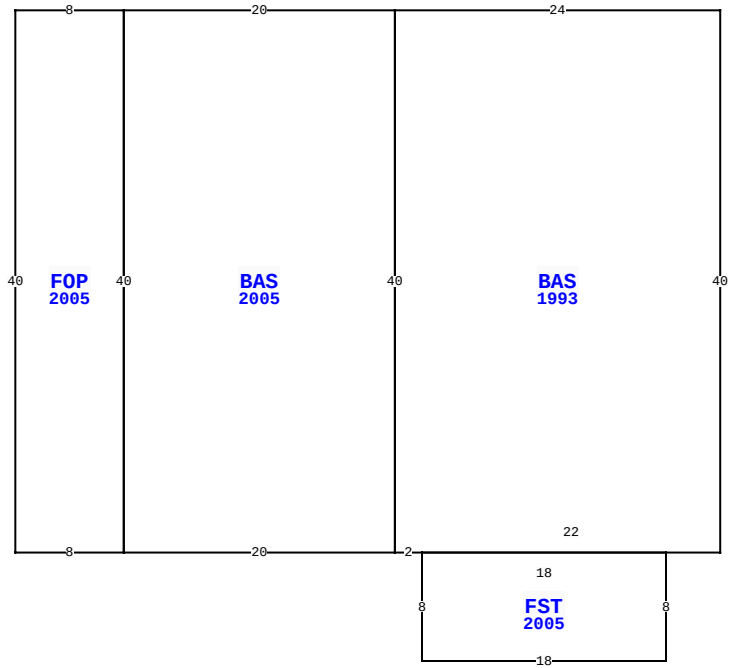
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 1993 | 960 | 83,856 |
| BAS | 800 | 100 | 2005 | 800 | 69,880 |
| FOP | 320 | 30 | 2005 | 96 | 8,386 |
| FST | 144 | 55 | 2005 | 79 | 6,900 |
| TOTALS | 2,224 | | | 1,935 | 169,022 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,935 | 98.9800 | 98.98 | 191,526 | 1938 | 2000 | 0 | 0 | 0 | 11.75 | 88.25 |

1 SINGLE FAM – 100% - 1993 Heated Area: 1760 HX Base Yr 1993




751 BONNIEVIEW RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 169,022 |
| TOTAL MARKET OB/XF VALUE | | 8,080 |
| TOTAL LAND VALUE - MARKET | | 162,500 |
| TOTAL MARKET VALUE | | 339,602 |
| SOH/AGL Deduction | | 209,080 |
| ASSESSED VALUE | | 130,522 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 79,800 |
| TOTAL JUST VALUE | | 339,602 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 332,342 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8386 | CHNGE SRVC | 0 | 08/26/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0659/0781 | 5/26/1992 | WD | Q | I | | 39,500 |
| GRANTOR: MUDD DAVID & MARY F | | | | | | |
| GRANTEE: SMITH SEAN E | | | | | | |
| 0507/0511 | 1/05/1987 | WD | U | I | | 36,200 |
| GRANTOR: DIPPY ALAN & JO E | | | | | | |
| GRANTEE: MUDD DAVID & MARY F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=2005] W20 FOP=[YR=2005] W8 S40 E8 N40 $ S40 E20 N40 $ S40 E2 FST=[YR=2005] S8 E18 N8 W18 $ E22 N40 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 9 | 10 | 90.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 540 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 13 | 4 | 52.00 | SF | 6.50 | 6.50 | 100 | 1938 | 1938 | 3 | 20 | 68 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 4 | 7 | 28.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 62 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 22 | 10 | 220.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 84 | 1,848 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 5.60 | 5.60 | 100 | 2008 | 2008 | 3 | 31 | 694 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 36 | 20 | 720.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 4,118 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 18 | 24 | 432.00 | SF | 5.60 | 5.60 | 100 | 2008 | 2008 | 3 | 31 | 750 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,080

| 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- | 125.00 | 126.00 | 125.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 162,500 | | | | | | | |

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS