PT OF LOT 42 (S-14)
IN OR 1348/646
SUB OF SEC 30 PB 1/5

GIDDENS JERRY A JR
713 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0042-0140

BUILDING CHARACTERISTICS

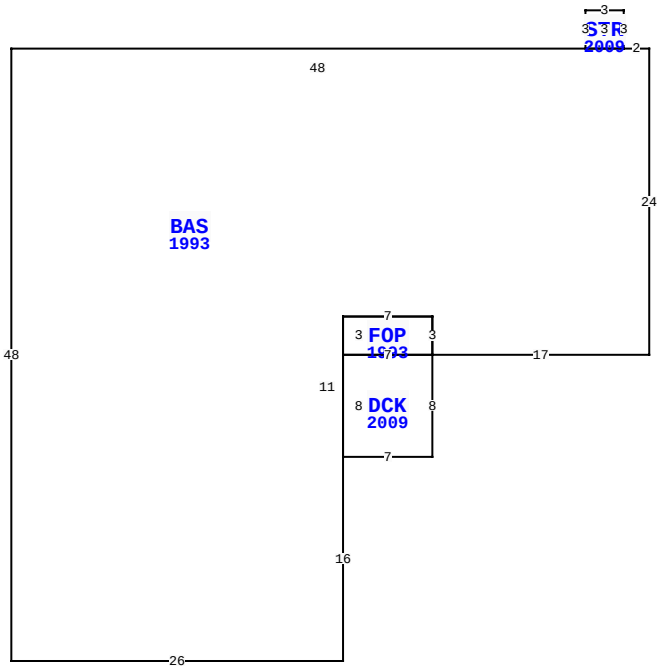
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1993	1,803	161,864
DCK	56	10	2009	6	539
FOP	21	30	1993	6	539
STR	9	10	2009	1	90
TOTALS	1,889			1,816	163,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	105.0000	105.00	190,680	1988	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1803 HX Base Yr 2006



713 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE	01/30/2015 KK	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		163,031
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		319,031
SOH/AGL Deduction		200,632
ASSESSED VALUE		118,399
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		62,677
TOTAL JUST VALUE		319,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0646	9/08/2005	WD	Q	I	01	45,000

GRANTOR: GIDDENS JERRY A

GRANTEE: GIDDENS JERRY A JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 STR=[YR=2009] N3W3S3E3$ W48S48 E26 N16
DCK=[YR=2009] E7N8 FOP=[YR=1993] N3 W7 S3E7$W7S8$N11 E7 S3
E17 N24$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RSF-2	120.00	112.00	120.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	156,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS