PT OF LOT 44 IN OR 2547/375
SUB OF SEC 30 CASHEN PBK 1-5

GARRETT CHARLESTON
630 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0044-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

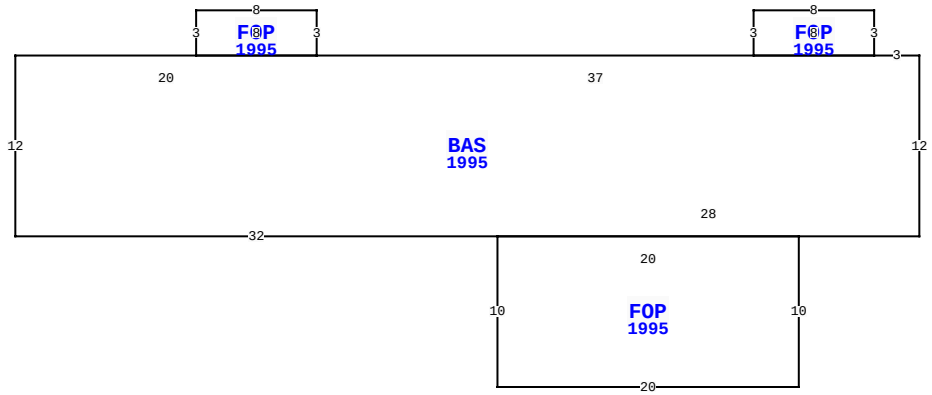
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	720	100	1995	720	19,043
FOP	24	30	1995	7	185
FOP	24	30	1995	7	185
FOP	200	30	1995	60	1,587
TOTALS	968			794	21,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	794	110.2000	88.16	69,999	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 720 HX Base Yr 2023



630 BONNIEVIEW RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		21,000
TOTAL MARKET OB/XF VALUE		166
TOTAL LAND VALUE - MARKET		234,780
TOTAL MARKET VALUE		255,946
SOH/AGL Deduction		7,992
ASSESSED VALUE		247,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,232
TOTAL JUST VALUE		255,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0375	3/09/2022	QC	U	I	11	100
GRANTOR: STAR BUSINESS CENTERS						
GRANTEE: GARRETT CHARLESTON						
2437/0730	2/26/2021	WD	U	I	37	100,000
GRANTOR: BOLES ALBERT JR & ARL						
GRANTEE: STAR BUSINESS CENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W3 FOP=[YR=1995] N3 W8 S3 E8 $ W37
FOP=[YR=1995] N3 W8 S3 E8$ W20 S12 E32 FOP=[YR=1995] S10 E20 N10 W20$ E28 N12$.

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	0350	CARPORT WD	0	100	8	8	64.00	SF	13.00	13.00	100	1990	1990	3	20	166	

LAND DESCRIPTION

TOTAL OB/XF 166

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-	2301.00	201.00	301.00	FF		1.00	1.00	0.60	1,300.00	780.00	234,780							

REVIEW DATE 09/27/2021 BY RK Total Acres: 0.00 Total Land Value: 234,780 Market: 0 Agricultural: 0 Common: 234,780 PRINTED 07/30/2025 BY SYS