PT E1/2 LOT 45
SUSAN CASHEN GRANT SEC 30-3N-28E
IN OR 2761/1001

26 PINES LLC
2142 ROCK DOVE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0045-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

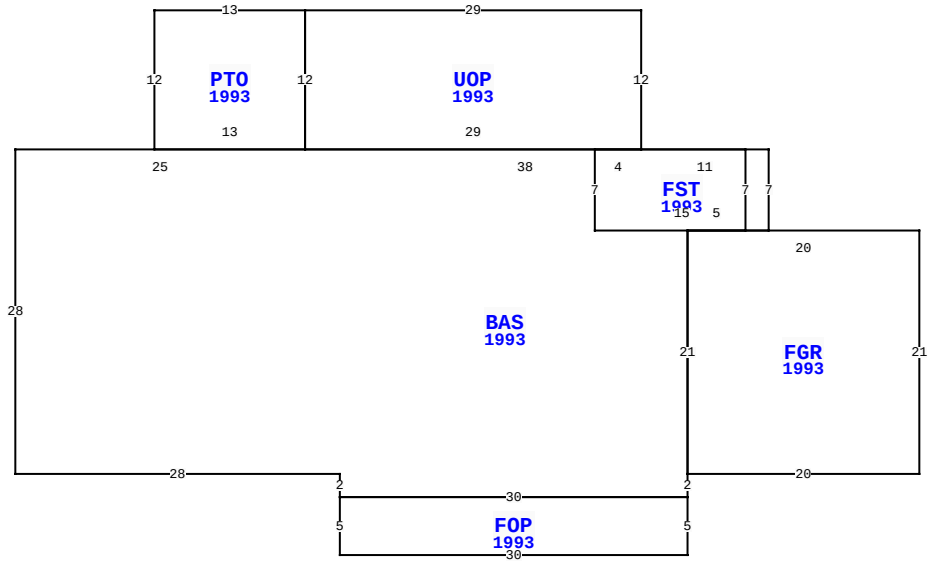
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04
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	1,719	100	1993	1,719	148,057
FGR	420	55	1993	231	19,896
FOP	150	30	1993	45	3,876
FST	105	55	1993	58	4,996
PTO	156	5	1993	8	689
UOP	348	20	1993	70	6,029
TOTALS	2,898			2,131	183,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	127.5960	127.60	271,916	1974	1979	0	0	0	32.50	67.50

1 SINGLE FAM – 0% - 0 Heated Area: 1719 HX Base Yr



702 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	183,543
TOTAL MARKET OB/XF VALUE	2,131
TOTAL LAND VALUE - MARKET	115,640
TOTAL MARKET VALUE	301,314
SOH/AGL Deduction	0
ASSESSED VALUE	301,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,314
TOTAL JUST VALUE	301,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631958	24X50	53,556	03/01/2016
0040	REPAIR/RRF	2,200	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/1001	1/07/2025	QC	U	I	11	100
GRANTOR: WILLIS TODD S						
GRANTEE: 26 PINES LLC						
2589/1431	9/06/2022	PR	U	I	19	100
GRANTOR: WILLIS CHARLOTTE S ES						
GRANTEE: WILLIS TODD STUART						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 UOP=[YR=1993] N12 W29 PTO=[YR=1993] W13 S12 E13 N12$ S12 BAS=[YR=1993] W25 S28 E28 S2 FOP=[YR=1993] S5 E30 N5 W30$ E30 N2 FGR=[YR=1993] E20 N21 W20 S21$ N21 E5 N7 W38$ E29$ W4 S7 E15 N7$.

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	0810	CONCRETE A	0	0	0	0	462.00	SF	6.50	6.50	100	1980	1980	3	30	901	
2	0803	ASPHALT C	0	0	0	0	1,230.00	SF	2.00	2.00	100	1988	1988	3	50	1,230	

LAND DESCRIPTION

TOTAL OB/XF 2,131

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	0		RSF-2	0.00	0.00	1.18	AC		1.00	1.00	0.70	140,000.00	98,000.00	115,640							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 1.18 Total Land Value: 115,640 Market: 0 Agricultural: 0 Common: 115,640 PRINTED 07/30/2025 BY SYS