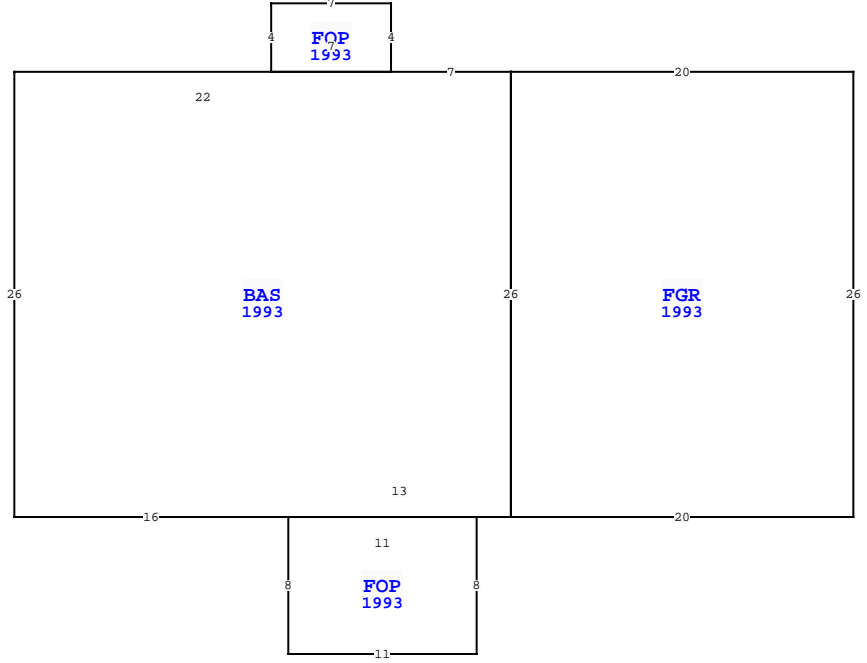


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
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
BAS	754	100	1993
FGR	520	55	1993
FOP	28	30	1993
FOP	88	30	1993
TOTALS	1,390		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,074	98.5800	98.58	105,875	1960	1960	0	0	34.50	65.50
1 SINGLE FAM - 0% - 2024 Heated Area: 754 HX Base Yr											



NASSAU COUNTY PROPERTY			PAGE 1 of 2	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				189,383
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				217,700
TOTAL MARKET VALUE				407,083
SOH/AGL Deduction				38,109
ASSESSED VALUE				368,974
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				368,974
TOTAL JUST VALUE				407,083
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				335,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003152	GARAGE	201,196	02/28/2022
8628	REPAIR/RRF	1,500	01/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1981	1/12/2023	QC	U	I	11	100
GRANTOR: L1 PROPERTIES LLC						
GRANTEE: HL2 PROPERTIES LLC						
2528/0182	1/10/2022	WD	Q	I	01	360,000
GRANTOR: ROLAND LLOYD K ET AL						
GRANTEE: L1 PROPERTIES LLC						

EXTRA FEATURES		798 BONNIEVIEW RD, FERNANDINA BEACH														
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

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

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W20 BAS=[YR=1993] W7 FOP=[YR=1993] N4 W7 S4 E7 \$ W22 S26 E16 FOP=[YR=1993] S8 E11 N8 W11 \$ E13 N26 \$ S26 E20 N26 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0		RSF-2	0.00	0.00	3.11	AC		1.00	1.00	0.50	140,000.00	70,000.00	217,700							

