LOT 21
IN OR 1970/714
BARRINGTON PB 7/115

BONIC ANTHONY JOHN & MICHELE R
3118 AJA CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-110B-0021-0000

BUILDING CHARACTERISTICS

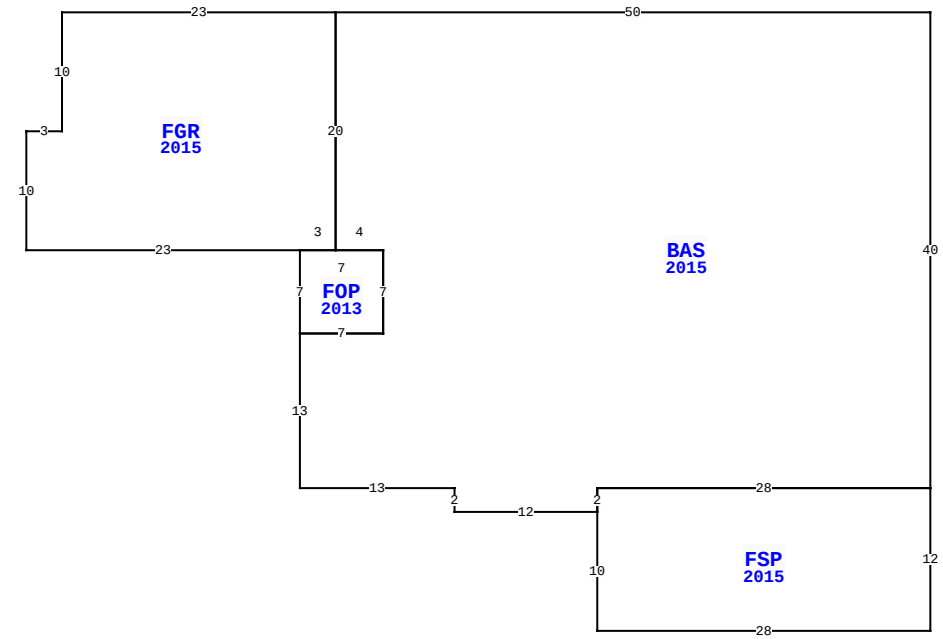
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2015	2,035	307,438
FGR	490	55	2015	270	40,790
FOP	49	30	2013	15	2,267
FSP	336	40	2015	134	20,244
TOTALS	2,910			2,454	370,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	119.2224	157.37	386,186	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2016 Heated Area: 2035 HX Base Yr 2016



3118 AJA CT, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,739
TOTAL MARKET OB/XF VALUE		7,985
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		593,724
SOH/AGL Deduction		243,077
ASSESSED VALUE		350,647
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		294,925
TOTAL JUST VALUE		593,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142416	NEW CONSTR	1,850	11/12/2014
20142405	NEW CONSTR	223,165	11/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/0714	3/26/2015	WD	Q	I	01	332,000
GRANTOR: STEVE HEAD LLC						
GRANTEE: BONIC ANTHONY JOHN						
1348/0201	9/07/2005	WD	U	V	19	265,600
GRANTOR: BARRINGTON NASSAU LLC						
GRANTEE: STEVE HEAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W50 FGR=[YR=2015] W23 S10 W3 S10 E23
FOP=[YR=2013] S7 E7 N7 W7$ E3 N20$ S20 E4 S7 W7 S13 E13 S2
E12 FSP=[YR=2015] S10 E28 N12 W28 S2$ N2 E28 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0811	CONCRETE B	0	100	0	0	1,034.00	SF	5.20	5.20	100	2015	2015	3	95	5,108	
3	0810	CONCRETE A	0	100	11	7	77.00	SF	6.50	6.50	100	2015	2015	3	95	475	
4	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	2015	2015	3	95	482	

LAND DESCRIPTION

TOTAL OB/XF 7,985

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS