

LOT 161
IN OR 83 PG 475
GA FDNA BEACH 2 UNR

MCCARTHY ALICE A
150 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0161-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	05	AVERAGE 100	0100	01	1,914	105.4480	105.45	201,831	1948	1948	0	0	50	26.25	23.75	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1808												
Roof Cover	03	COMP SHNGL 100	HX Base Yr														VALUATION BY												
Interior Wall	05	DRYWALL 100															STANDARD												
Interior Floo	14	CARPET 80															Tax Group: 2												
Interior Floo	11	CLAY TILE 20															Tax Dist:												
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												
Bedrooms		3 100															TOTAL LAND VALUE - MARKET												
Bathrooms		2 100															TOTAL MARKET VALUE												
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												
Stories	1.	1. 100															ASSESSED VALUE												
Units		0 100															TOTAL EXEMPTION VALUE												
BUD8 Adjustme	02	DIST FB 100	BASE TAXABLE VALUE																										
Occupancy	00	NONE 100	TOTAL JUST VALUE																										
Quality			03	Quality Level 03												NCON VALUE													
DOR CODE			0100	SINGLE FAMILY												INCOME VALUE													
MAP NUM				MKT AREA												PREVIOUS YEAR MKT VALUE													
NEIGHBORHOOD/LOC			1041.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,808	100	1993	1,808	45,280																								
FOP	210	30	1993	63	1,578																								
UST	30	45	1993	14	351																								
UST	64	45	1993	29	726																								
TOTALS			2,112		1,914	47,935																							
EXTRA FEATURES						826 N FLETCHER AVE, 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												
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700													
2	0810	CONCRETE A	0	0	0	0	361.00	SF	6.50	6.50	100	1948	1948	3	20	469													
3	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	1948	1948	3	20	338													
4	1123	CB 8"	0	0	28	6	168.00	SF	6.15	6.15	100	1948	1948	3	20	207													
5	1123	CB 8"	0	0	25	4	100.00	SF	6.15	6.15	100	1948	1948	3	20	123													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS																													