

TRACT 66
CEDAR POINT
SEA MARSH VLG UNIT 2 PB 4/16

BONANOTTE RALPH & MARGARET
13945 LEANNE COURT
MOKENA, IL 60448

2025

01-6N-29-0300-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,179	100	1993	2,179	334,696
BAS	195	100	2021	195	29,952
FGR	588	55	1993	323	49,613
FGR	248	55	2021	136	20,889
FOP	114	30	1993	34	5,222
UOP	560	20	2024	112	17,203

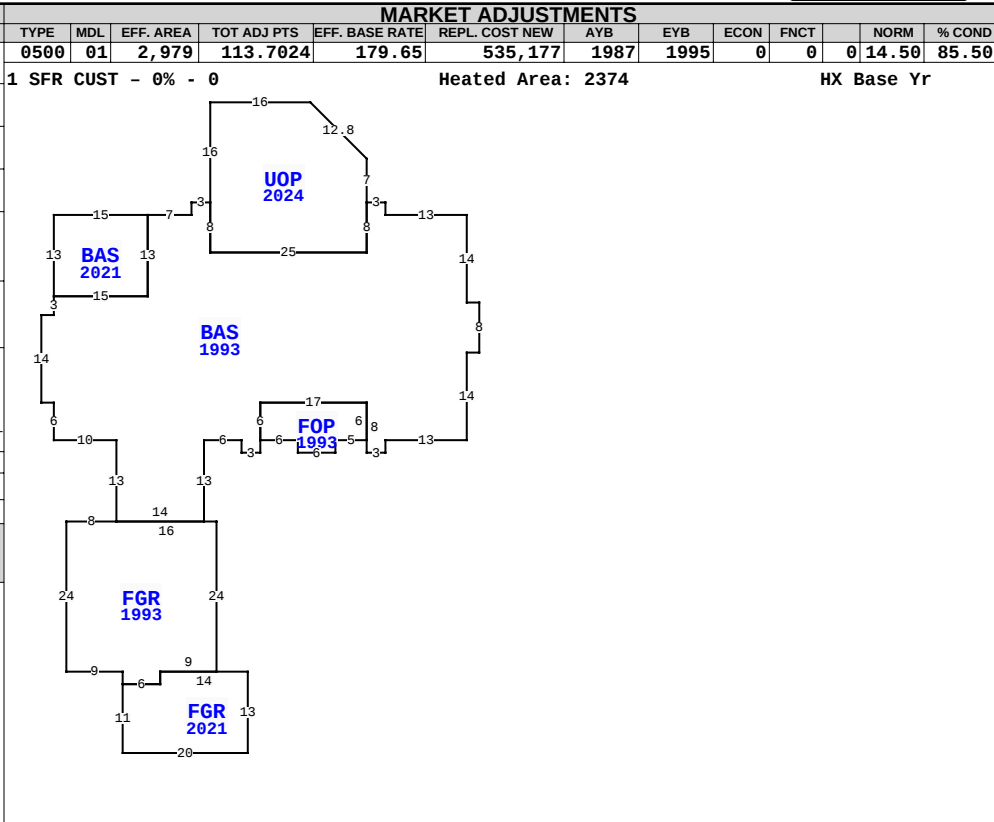
TOTALS	3,884			2,979	457,576
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	1242	WD DECK A	0	0	0	0	149.00	SF	10.00	10.00	100	1987	1987	3	20	298	
3	0855	CONC PAVER	0	0	0	0	2,379.00	SF	10.00	10.00	100	1987	1987	3	49.5	11,776	
4	0810	CONCRETE A	0	0	0	0	196.00	SF	6.50	6.50	100	1987	1987	3	49.5	631	
5	1125	CB/STC 6"	0	0	5	30	150.00	SF	7.35	7.35	100	1987	1987	3	49.5	546	
6	0861	POOL GUNIT	0	0	0	0	216.00	SF	85.00	85.00	100	2024	2023		98	17,993	
7	0912	SCRN RM G	0	0	0	0	624.00	SF	20.00	20.00	100	2024	2023		97	12,106	
8	0855	CONC PAVER	0	0	0	0	408.00	SF	10.00	10.00	100	2024	2023		100	4,080	

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	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							



91 SEA MARSH RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,979	113.7024	179.65	535,177	1987	1995	0	0	0 14.50	85.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		457,576
TOTAL MARKET OB/XF VALUE		48,630
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,206,206
SOH/AGL Deduction		239,393
ASSESSED VALUE		966,813
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		966,813
TOTAL JUST VALUE		1,206,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013841	912-612	18,248	10/27/2023
230007466	861=216 855=396 8	115,897	06/09/2023
20008911	ADDITION	0	01/01/2021
N1318489	H/AC	0	07/01/2013
3416	N/A	115,800	06/12/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2345/0566	3/06/2020	WD	Q	I	01	665,000
GRANTOR: NEWTON - JOHNSTON DOROT						
GRANTEE: BONANOTTE RALPH & M						
1049/0781	4/12/2002	WD	Q	I	01	100
GRANTOR: JOHNSTON BOBBY G & DO						
GRANTEE: NEWTON - JOHNSTON DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 N2 W3 S8 W25 N8 W3 S2 W7 S13 W15 S3 W2 S14 E2 S6 E10 S13 E14 N13 E6 S2 E3 N2 N6 E17 S8 E3 N2 E13 N14 E2 N8 W2 N14 \$
FGR=[YR=1993;ORIG=-56,49] W8 S24 E9 S2 E6 N2 E9 N24 W16 \$
UOP=[YR=2024;ORIG=-41,6] E25 N8 N7 U9L9 W16 S16 S8 \$
FGR=[YR=2021;ORIG=-55,75] S11 E20 N13 W14 S2 W6 \$
BAS=[YR=2021;ORIG=-51,0] W15 S13 E15 N13 \$
FOP=[YR=1993;ORIG=-33,36] E6 S2 E6 N2 E5 N6 W17 S6 \$
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