LOT 8
BARNWELL MANOR PHASE 3
OR 2445/770

BONDO PATRICE L
93015 COPE CT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	02	Quality Level 02

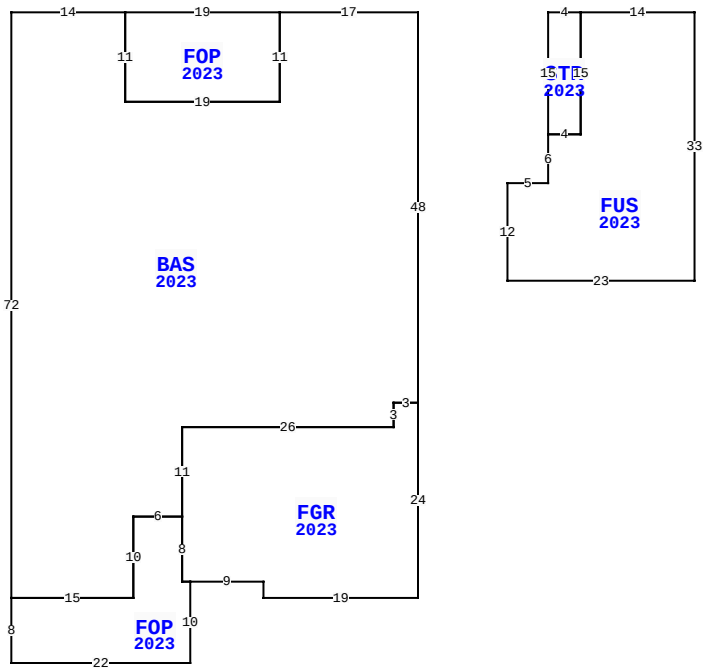
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2023	2,713	359,771
FGR	598	55	2023	329	43,629
FOP	209	30	2023	63	8,354
FOP	238	30	2023	71	9,415
FUS	594	100	2023	594	78,770
STR	60	10	2023	6	796
TOTALS	4,412			3,776	500,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,776	100.4625	132.61	500,735	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3307 HX Base Yr 2024



93015 COPE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		500,735
TOTAL MARKET OB/XF VALUE		76,735
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		702,470
SOH/AGL Deduction		60,275
ASSESSED VALUE		642,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		591,473
TOTAL JUST VALUE		702,470
NCON VALUE		64,875
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010842	POOL SCREEN ENCLO	1,176	09/20/2024
SP240008554		35,000	07/23/2024
22015061	NEW CONSTR	532,136	10/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/213	6/28/2023	SW	Q	I	01	699,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BONDO PATRICE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W17 S11 W19 N11 W14 S72 E15 N10 E6 N11 E26 N3 E3 N48 $
FOP=[YR=2023;ORIG=24,10] E19 S11 W19 N11 $
FGR=[YR=2023;ORIG=31,61] E26 N3 E3 S24 W19 N2 W9 W1 N8 N11 $
FOP=[YR=2023;ORIG=10,90] E22 N10 W1 N8 W6 S10 W15 S8 $
FUS=[YR=2023;ORIG=80,10] E14 S33 W23 N12 E5 N6 E4 N15 $
STR=[YR=2023;ORIG=76,10] E4 S15 W4 N15 $
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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	0855	CONC PAVER	0	100	0	0	1,186.00	SF	10.00	10.00	100	2023	2023		100	11,860	
2	0912	SCRN RM G	0	100	0	0	1,200.00	SF	20.00	20.00	100	2025	2024		100	24,000	
3	0861	POOL GUNIT	0	100	0	0	385.00	SF	85.00	85.00	100	2025	2024		100	32,725	
4	0855	CONC PAVER	0	100	0	0	815.00	SF	10.00	10.00	100	2025	2024		100	8,150	

LAND DESCRIPTION

TOTAL OB/XF 76,735

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		RSF-	1130.00	120.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/13/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS