LOT 1
CASHEN WOOD SUB PB 5/221

GABORNITZ ADAM & AMANDA
2007 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0001-0000

BUILDING CHARACTERISTICS

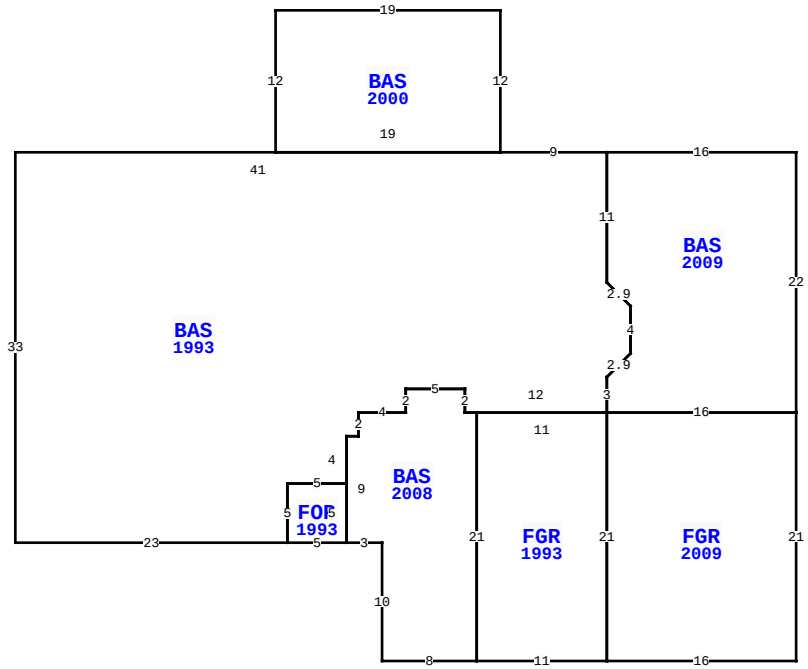
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1993	1,387	177,601
BAS	228	100	2000	228	29,195
BAS	209	100	2008	209	26,762
BAS	340	100	2009	340	43,536
FGR	231	55	1993	127	16,262
FGR	336	55	2009	185	23,689
FOP	25	30	1993	8	1,025
TOTALS	2,756			2,484	318,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,484	108.8640	151.32	375,879	1992	1992	0	0	0	15.38	84.62

1 SNGL FAM 100% - 2024 Heated Area: 2164 HX Base Yr 2024



2007 BONNIE OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,069
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		480,569
SOH/AGL Deduction		0
ASSESSED VALUE		480,569
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		429,158
TOTAL JUST VALUE		480,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922976	SWIM POOL	20,000	10/01/2009
B22485	ADDITION	44,000	05/01/2009
8332	NEW CONSTR	83,685	08/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/828	5/30/2023	WD	Q	I	01	630,000
GRANTOR: VONES JEFFERY S & LEE						
GRANTEE: GABORNITZ ADAM & AM						
1421/1958	6/21/2006	WD	Q	I		230,000
GRANTOR: GILLARD LOWELL & LORA						
GRANTEE: VONES JEFFERY S & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 BAS=[YR=1993] W9 BAS=[YR=2000] N12 W19 S12 E19$ W41 S33 E23 FOP=[YR=1993] E5 BAS=[YR=2008] E3 S10 E8 FGR=[YR=1993] E11 FGR=[YR=2009] E16 N21 W16 S21$ N21 W11 S21$ N21 W1 N2 W5 S2 W4 S2 W1 S9$ N5 W5 S5$ N5 E5 N4 E1 N2 E4 N2 E5 S2 E12 N3 R2 U2 N4 U2 L2 N11$ S11 R2 D2 S4 D2 L2 S3 E16 N22$.

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
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2009	2009	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS