LOT 2
IN OR 2124/922
CASHEN WOOD SUB PB 5/221

HOLMES RONALD A
2009 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

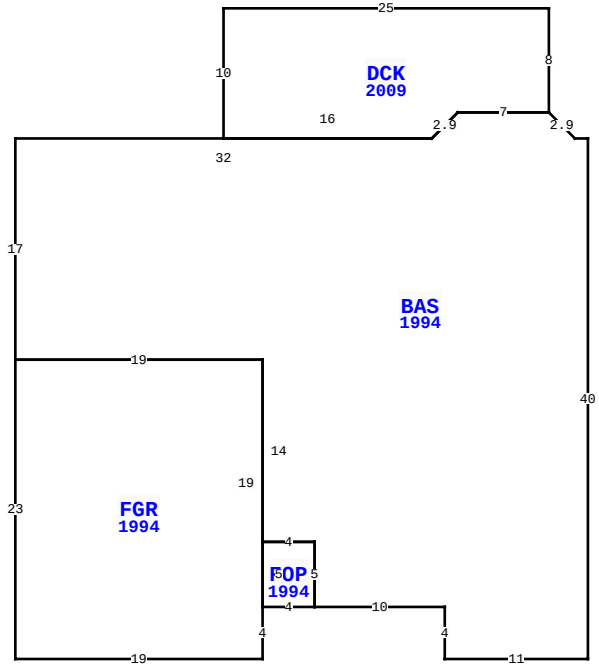
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1994	1,265	174,309
DCK	234	10	2009	23	3,170
FGR	437	55	1994	240	33,071
FOP	20	30	1994	6	826
TOTALS	1,956			1,534	211,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,534	118.8810	165.24	253,478	1994	1994	0	0	0	16.61	83.39

1 SNGL FAM 100% - 2018 Heated Area: 1265 HX Base Yr 2018



2009 BONNIE OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		211,375
TOTAL MARKET OB/XF VALUE		2,842
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		334,217
SOH/AGL Deduction		153,566
ASSESSED VALUE		180,651
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		124,240
TOTAL JUST VALUE		334,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00914	NEW CONSTR	56,876	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0922	6/02/2017	WD	Q	I	01	170,000
GRANTOR: SWIFT KELLY ANN &						
GRANTEE: HOLMES RONALD A						
1638/1845	9/04/2009	WD	U	I	30	208,000
GRANTOR: SWIFT KELLY ANN						
GRANTEE: VOGES KEITH W & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W1 U2 L2 DCK=[YR=2009] N8 W25 S10 E16 U2 R2 E7$ W7 D2 L2 W32 S17FGR=[YR=1994] S23 E19 N4 FOP=[YR=1994] E4 N5 W4 S5$ N19 W19$ E19 S14 E4 S5 E10 S4 E11 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1999	1999	3	20	322	

LAND DESCRIPTION

TOTAL OB/XF 2,842

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-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