LOT 4
CASHEN WOOD SUB PB 5/221

DRAKE VIVIANA G
2013 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 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

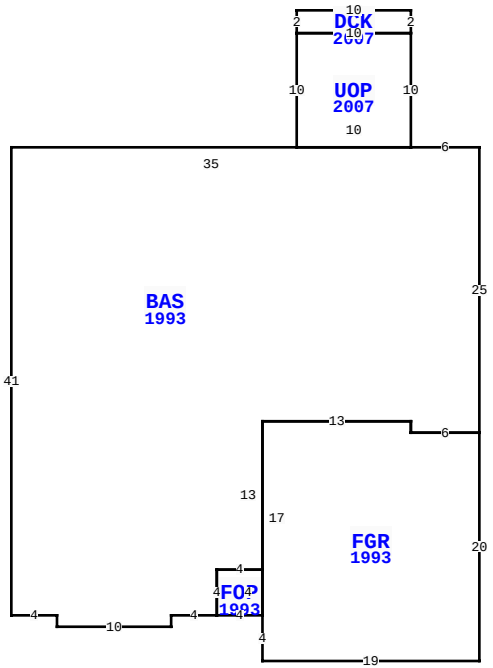
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	1993	1,358	187,154
DCK	20	10	2007	2	276
FGR	393	55	1993	216	29,768
FOP	16	30	1993	5	689
UOP	100	20	2007	20	2,756
TOTALS	1,887			1,601	220,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,601	118.2300	164.34	263,108	1992	1992	0	0	0	16.14	83.86

1 SNGL FAM 100% - 2009 Heated Area: 1358 HX Base Yr 2009



2013 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		220,642
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		343,022
SOH/AGL Deduction		195,926
ASSESSED VALUE		147,096
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,685
TOTAL JUST VALUE		343,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225824	SLIDE DOOR	1,662	03/01/2012
B9906389	XFOB	4,000	08/01/1999
7832	NEW CONSTR	64,785	02/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0309	11/20/2020	QC	U	I	11	100
GRANTOR: DRAKE JOHN J						
GRANTEE: DRAKE VIVIANA G						
1567/0714	5/20/2008	WD	Q	I		205,000
GRANTOR: HAMMETT WILLIAM A JR						
GRANTEE: DRAKE JOHN J & VIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=2007] N10 DCK=[YR=2007] N2 W10 S2 E10$ W10 S10 E10$ W35 S41 E4 S1 E10 N1 E4 FOP=[YR=1993] E4 FGR=[YR=1993] S4 E19 N20 W6 N1 W13 S17$ N4 W4 S4$ N4 E4 N13 E13 S1 E6 N25$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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