LOT 6
CASHEN WOOD SUB PB 5/221

SMITH JAMES MICHAEL & SHERRY L
2027 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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

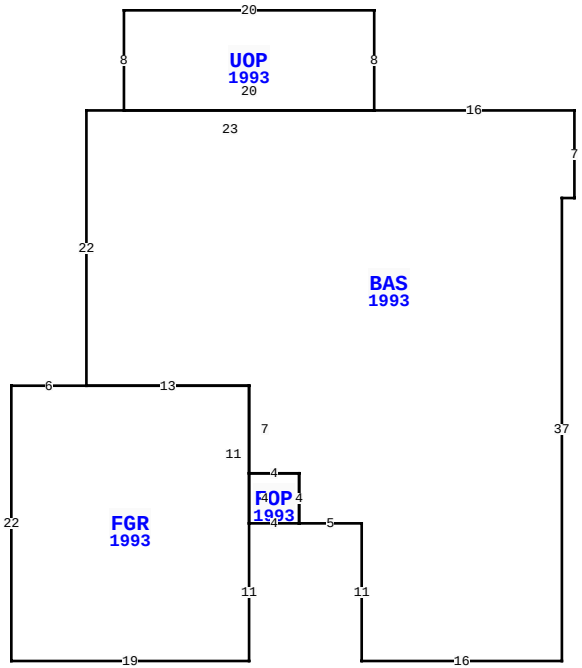
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1993	1,278	194,024
FGR	418	55	1993	230	34,919
FOP	16	30	1993	5	759
UOP	160	20	1993	32	4,858
TOTALS	1,872			1,545	234,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,545	121.0230	168.22	259,900	1989	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2026 Heated Area: 1278 HX Base Yr 2026



2027 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		234,560
TOTAL MARKET OB/XF VALUE		3,777
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		358,337
SOH/AGL Deduction		122,766
ASSESSED VALUE		235,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,160
TOTAL JUST VALUE		358,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313311	ROOF	9,821	01/01/2013
3051	H/AC	1,990	06/15/1989
5863	NEW CONSTR	1,600	04/21/1989
5655	NEW CONSTR	55,620	04/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/1885	4/15/2025	WD	Q	I	01	460,000
GRANTOR: COKER JAMES LARRY & N						
GRANTEE: SMITH JAMES MICHAEL						
2780/1216	4/03/2025	WD	U	I	11	100
GRANTOR: COKER JAMES LARRY & N						
GRANTEE: SMITH JAMES MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N8 W20 S8 E20 $ W23 S22
FGR=[YR=1993] W6 S22 E19 N11 FOP=[YR=1993] E4 N4 W4 S4 $ N11
W13 $ E13 S7 E4 S4 E5 S11 E16 N37 E1 N7 $.

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	1989	1989	3	62	2,170	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2003	2003	3	20	772	
4	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2003	2003	3	29	835	

LAND DESCRIPTION

TOTAL OB/XF 3,777

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	0003	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