LOT 7
CASHEN WOOD SUB PB 5/221

MONTGOMERY BRANDON
2033 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0007-0000

BUILDING CHARACTERISTICS

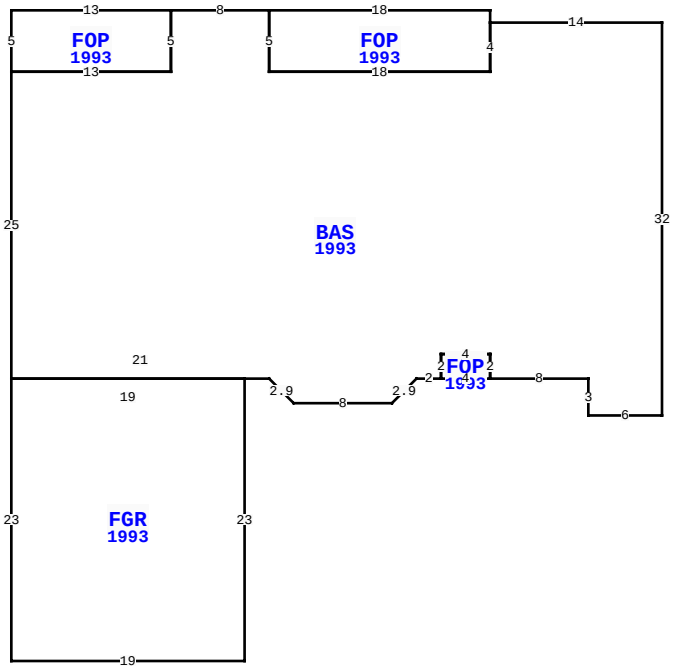
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,451	100	1993	1,451	192,871
FGR	437	55	1993	240	31,901
FOP	8	30	1993	2	266
FOP	65	30	1993	20	2,659
FOP	90	30	1993	27	3,589
TOTALS	2,051			1,740	231,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,740	114.6600	159.38	277,321	1989	1989	0	0	0	16.60	83.40

1 SNGL FAM 0% - 2025 Heated Area: 1451 HX Base Yr



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

2033 BONNIE OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	231,286
TOTAL MARKET OB/XF VALUE	2,808
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	354,094
SOH/AGL Deduction	0
ASSESSED VALUE	354,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,094
TOTAL JUST VALUE	354,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213141	REPAIR/RRF	3,000	09/03/2012
5723	NEW CONSTR	67,030	05/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/670	5/31/2024	WD	Q	I	01	462,500
GRANTOR: AVANT FAWN R						
GRANTEE: MONTGOMERY BRANDON						
2675/362	10/23/2023	LE	U	I	11	100
GRANTOR: AVANT FAWN R						
GRANTEE: AVANT ERIC NEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N1 W18 S5 E18 N4 $ S4 W18 N5 W8 FOP=[YR=1993] W13 S5 E13 N5 $ S5 W13 S25 FGR=[YR=1993] S23 E19 N23 W19 $ E21 D2 R2 E8 U2 R2 E2 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E8 S3 E6 N32 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
4	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50	7.50	100	1995	1995	3	85	638	

LAND DESCRIPTION

TOTAL OB/XF 2,808

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	0		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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS