LOT 10
CASHEN WOOD SUB PB 5/221

BONNIE OAKS LLC
453 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

00-00-30-0174-0010-0000

BUILDING CHARACTERISTICS

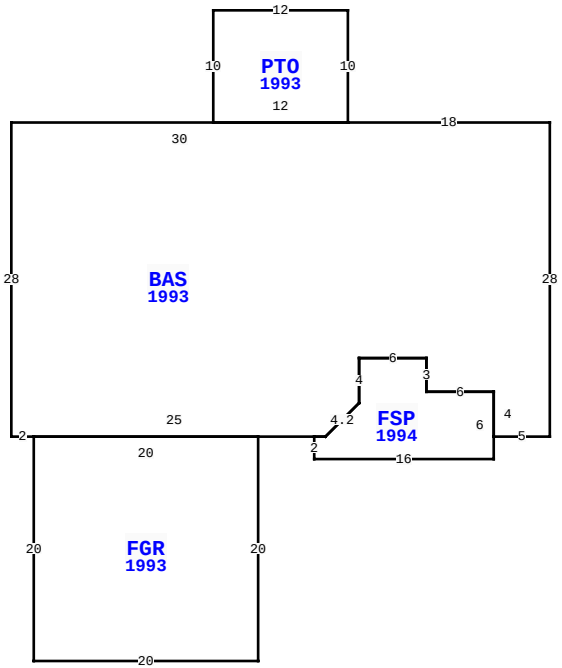
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,274	100	1993	1,274	174,933
FGR	400	55	1993	220	30,208
FSP	103	40	1994	41	5,630
PTO	120	5	1993	6	824
TOTALS	1,897			1,541	211,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,541	118.0242	164.05	252,801	1990	1990	0	0	0	16.30	83.70

1 SNGL FAM 0% - 0 Heated Area: 1274 HX Base Yr



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

2069 BONNIE OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	211,594
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	331,594
SOH/AGL Deduction	22,700
ASSESSED VALUE	308,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,894
TOTAL JUST VALUE	331,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6490	NEW CONSTR	63,095	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2849/0055	2/16/2026	WD	U	I	11	100
GRANTOR: KENDRICK LARRY D & PE						
GRANTEE: BONNIE OAKS LLC						
1090/0694	10/28/2002	WD	Q	I		131,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: KENDRICK LARRY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] N10 W12 S10 E12 $ W30 S28 E2
FGR=[YR=1993] S20 E20 N20 W20 $ E25 FSP=[YR=1994] S2 E16 N6
W6 N3 W6 S4 D3 L3 W1 $ E1 U3 R3 N4 E6 S3 E6 S4 E5 N28 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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