

LOT 13
IN OR 2199/1934
CASHEN WOOD SUB PB 5/221

BROWN ANDRE B
2145 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0013-0000



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	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
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NEIGHBORHOOD/LOC	2012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1993	1,303	177,608
FEP	120	80	2009	96	13,086
FGR	369	55	1993	203	27,670
FOP	158	30	1993	47	6,407
TOTALS	1,950			1,649	224,770

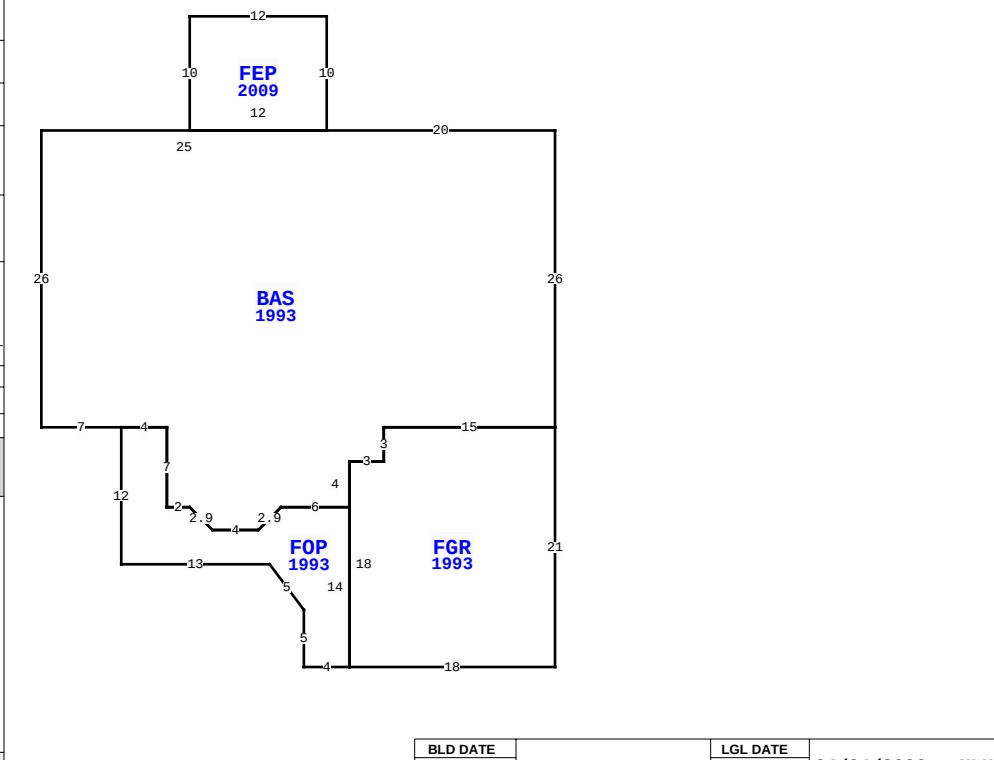
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1990	1990	3	64	2,240

LAND DESCRIPTION			TOTAL OB/XF 2,240													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,649	116.7390	162.27	267,583	1990	1990	0	0	0 16.00	84.00
1 SNGL FAM			100% - 2019			Heated Area: 1303			HX Base Yr 2019		



2145 BONNIE OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				224,770	
TOTAL MARKET OB/XF VALUE				2,240	
TOTAL LAND VALUE - MARKET				120,000	
TOTAL MARKET VALUE				347,010	
SOH/AGL Deduction				135,073	
ASSESSED VALUE				211,937	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				160,526	
TOTAL JUST VALUE				347,010	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				379,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23074	REPAIR/RRF	1,100	11/01/2009
3942	NEW CONSTR	5,000	06/07/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2199/1934	5/25/2018	FJ	U	I	11	100
GRANTOR: BROWN CECIL LAVONE ES						
GRANTEE: BROWN ANDRE B						
2199/1517	5/25/2018	FJ	U	I	11	0
GRANTOR: BROWN CECIL L EST						
GRANTEE: BROWN ANDRE E						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W20 FEP=[YR=2009] N10 W12 S10 E12 \$ W25 S26 E7 FOP=[YR=1993] S12 E13 D4 R3 S5 E4 FGR=[YR=1993] E18 N21 W15S3 W3 S18 \$ N14 W6 D2 L2 W4 U2 L2 W2 N7 W4 \$ E4 S7 E2 D2 R2 E4 U2 R2 E6 N4 E3 N3 E15 N26 \$.		