LOT 19
ESMT OR 1256/783
CASHEN WOOD SUB PB 5/221

NOLAN MICHAEL J & PEGGY
4041 ROYAL DORNOCH LN
MASON, OH 45040

**2026**

**00-00-30-0174-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

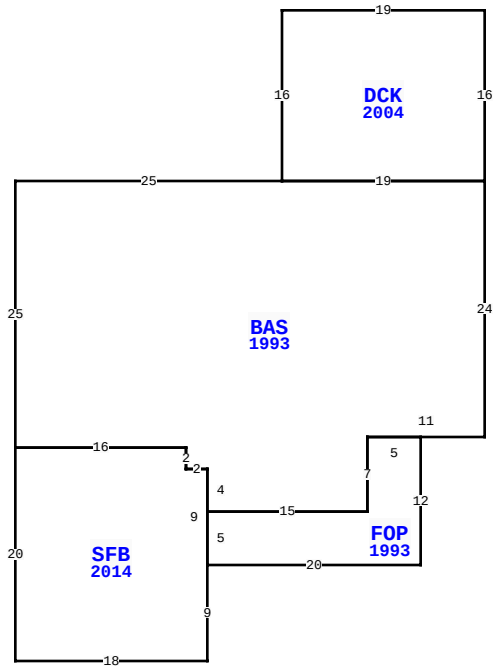
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,183 | 100 | 1993 | 1,183 | 164,590 |
| DCK | 304 | 10 | 2004 | 30 | 4,174 |
| FOP | 135 | 30 | 1993 | 40 | 5,565 |
| SFB | 356 | 80 | 2014 | 285 | 39,652 |
| TOTALS | 1,978 | | | 1,538 | 213,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,538 | 118.4526 | 164.65 | 253,232 | 1992 | 1992 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM 0% - 2026 Heated Area: 1468 HX Base Yr




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

2433 BONNIE OAKS DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 213,981 |
| TOTAL MARKET OB/XF VALUE | 3,654 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 337,635 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 337,635 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 337,635 |
| TOTAL JUST VALUE | 337,635 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 369,850 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R035202 | REPAIR/RRF | 2,900 | 06/01/2003 |
| 7755 | NEW CONSTR | 63,315 | 01/07/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2837/120 | 12/19/2025 | WD | Q | I | 01 | 400,000 |
| GRANTOR: OMANA MARIA ELENA VAN | | | | | | |
| GRANTEE: NOLAN MICHAEL J & P | | | | | | |
| 2269/0504 | 4/18/2019 | WD | Q | I | 01 | 255,000 |
| GRANTOR: RUSSO ROBIN SUE ANOLI | | | | | | |
| GRANTEE: OMANA MARIA ELENA V | | | | | | |

## BUILDING NOTES

## 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 | 1992 | 1992 | 3 | 68 | 2,380 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 24 | 288.00 | SF | 20.10 | 20.10 | 100 | 2006 | 2006 | 3 | 22 | 1,274 | |

## BUILDING DIMENSIONS

DCK=[YR=2004] W19 S16 BAS=[YR=1993] W25 S25SFB=[YR=2014] S20 E18 N9 FOP=[YR=1993] E20N12 W5 S7 W15 S5 $ N9 W2 N2 W16 $ E16 S2 E2 S4 E15 N7 E11 N24 W19 $ E19 N16 $ .

## LAND DESCRIPTION

TOTAL OB/XF 3,654

| 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