



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,720	100	1993	1,720	219,698
FGR	418	55	1993	230	29,378
FOP	8	30	1993	2	255
PTO	8	5	1993	0	0
PTO	80	5	1993	4	511
TOTALS	2,234			1,956	249,843

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,956	109.0740	151.61	296,549	1991	1991	0	0
1 SNGL FAM 100% - 2021 Heated Area: 1720 HX Base Yr 2021									
2439 BONNIE OAKS DR, FERNANDINA BEACH									

TOTAL OB/XF									
2,310									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			249,843
TOTAL MARKET OB/XF VALUE			2,310
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			372,153
SOH/AGL Deduction			122,821
ASSESSED VALUE			249,332
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			197,921
TOTAL JUST VALUE			372,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7101	NEW CONSTR	73,330	03/20/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2380/0580	7/29/2020	WD	Q	I	02
GRANTOR: PALMER LEIGH M & JOSE					
GRANTEE: MCKENNA LISA E & SA					
2001/0682	8/28/2015	WD	Q	I	02
GRANTOR: RISH JASON L					
GRANTEE: PALMER LEIGH M & JO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 PTO=[YR=1993] N8 W10 S8 E10\$ W30S40 E15 PTO=[YR=1993] S2 E4 N2 FOP=[YR=1993] N2 W4 S2 E4\$ W4\$ N2 E9 D3 R3 E3 R3 U3 E2 FGR=[YR=1993] S2 E19 N22 W19 S20\$ N20 E19 N18\$.									