LOT 21
IN OR 861/180
UTILITY ESMT IN OR 1256/782

TOTZKE ERIC B & LAURA A
2441 BONNIE OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0021-0000

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	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

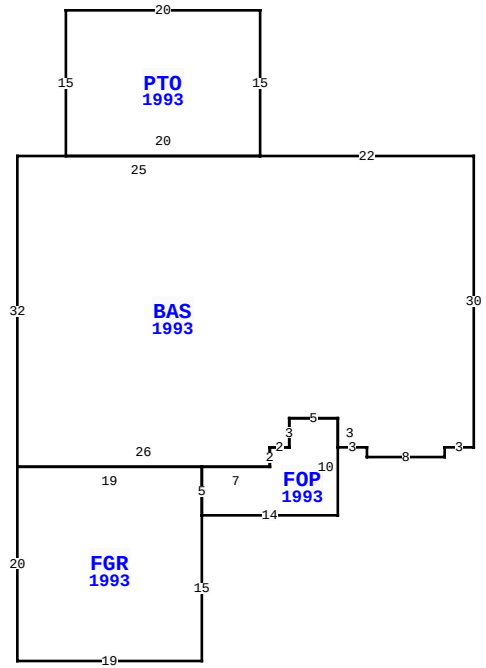
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	1993	1,455	193,802
FGR	380	55	1993	209	27,839
FOP	99	30	1993	30	3,996
PTO	300	5	1993	15	1,998
TOTALS	2,234			1,709	227,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,709	113.4000	157.63	269,390	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 1999 Heated Area: 1455 HX Base Yr 1999



2441 BONNIE OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,635
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		350,015
SOH/AGL Deduction		218,433
ASSESSED VALUE		131,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,171
TOTAL JUST VALUE		350,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V010135	REMODEL	13,982	04/01/2001
E017958	NEW CONSTR	100	04/01/2001
7989	NEW CONSTR	69,895	04/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0861/0180	12/31/1998	WD	Q	I		105,000
GRANTOR: ROGGIE WAYNE A & LISA						
GRANTEE: TOTZKE ERIC B & LAU						
0745/0979	12/01/1995	WD	Q	I		85,000
GRANTOR: AUKES JAMES A & LENOR						
GRANTEE: ROGGIE WAYNE A & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N15 W20 S15 E20 $ W25 S32
FGR=[YR=1993] S20 E19 N15 FOP=[YR=1993] E14 N10 W5 S3 W2 S2
W7 S5 $ N5 W19 $ E26 N2 E2 N3 E5 S3 E3 S1 E8 N1 E3 N30 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	100	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