LOT 38
IN OR 2212/88
CASHEN WOOD SUB PB 5/221

AKERS WALTER M & DEBRA C
2016 BONNIE OAKS
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0038-0000

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

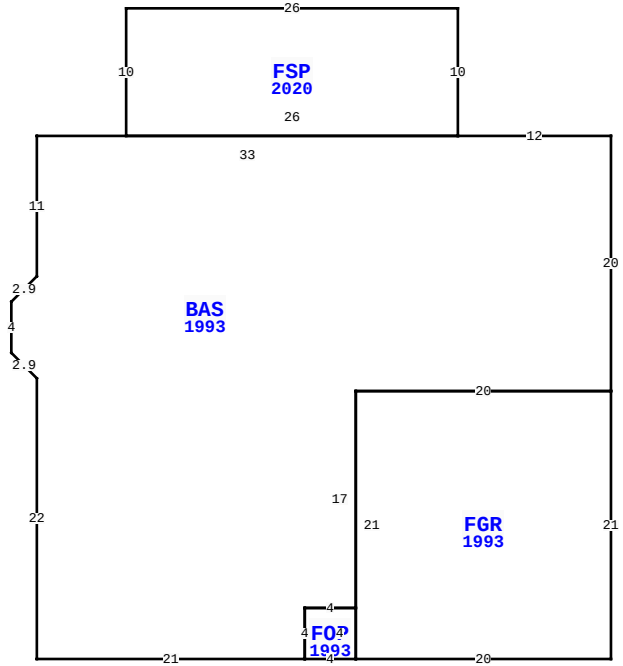
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1993	1,421	188,713
FGR	420	55	1993	231	30,678
FOP	16	30	1993	5	664
FSP	260	40	2020	104	13,812
TOTALS	2,117			1,761	233,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,761	113.4000	157.63	277,586	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2019 Heated Area: 1421 HX Base Yr 2019



2016 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		233,866
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		353,866
SOH/AGL Deduction		93,288
ASSESSED VALUE		260,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,167
TOTAL JUST VALUE		353,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005738	ADDITION	0	09/01/2020
7417	NEW CONSTR	67,795	07/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2212/0088	7/20/2018	WD	Q	I	01	290,000
GRANTOR: BELLMAN JENNIFER M						
GRANTEE: AKERS WALTER M & DE						
2128/0251	6/15/2017	WD	Q	I	01	225,000
GRANTOR: LYNCH CHARLES E & KIM						
GRANTEE: BELLMAN JENNIFER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=2020] N10 W26 S10 E26$ W33 S11 L2 D2 S4 R2 D2 S22 E21 FOP=[YR=1993] E4 FGR=[YR=1993] E20 N21W20 S21$ N4 W4 S4$ N4 E4 N17 E20 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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