LOT 39
CASHEN WOOD SUB PB 5/221

KOSIEK NICHOLAS M
2032 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

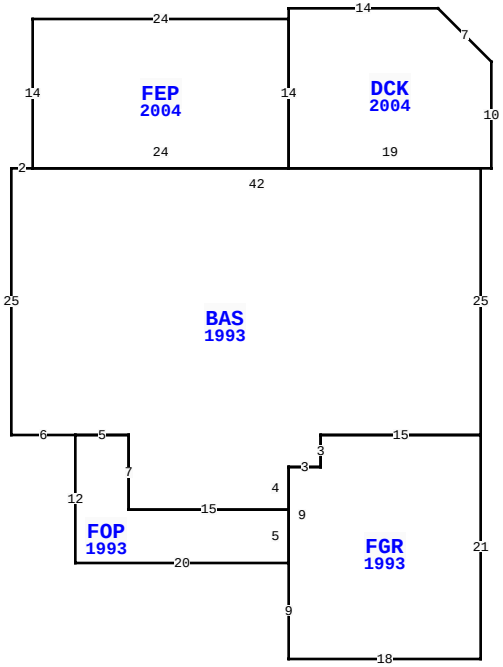
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,214	100	1993	1,214	170,441
DCK	273	10	2004	27	3,790
FEP	336	80	2004	269	37,767
FGR	369	55	1993	203	28,500
FOP	135	30	1993	40	5,616
TOTALS	2,327			1,753	246,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	121.5900	169.01	296,275	1990	1990	0	0	0	16.93	83.07

1 SNGL FAM 100% - 2022 Heated Area: 1214 HX Base Yr 2022



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

2032 BONNIE OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		246,116
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		366,692
SOH/AGL Deduction		7,651
ASSESSED VALUE		359,041
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		302,630
TOTAL JUST VALUE		366,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210397	XFOB	1,200	10/01/2002
6186	NEW CONSTR	56,880	01/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/1067	8/31/2021	WD	Q	I	01	359,900
GRANTOR: FRATTAROLI LORRAINE						
GRANTEE: KOSIEK NICHOLAS M						
1073/0300	8/06/2002	WD	Q	I	06	23,000
GRANTOR: GREGORY THOMAS						
GRANTEE: FRATTAROLI LAWRENCE						

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
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2002	2002	3	20	576	

BUILDING DIMENSIONS

DCK=[YR=2004] W14 S1 FEP=[YR=2004] W24 S14 BAS=[YR=1993] W2 S25 E6 FOP=[YR=1993] S12 E20 FGR=[YR=1993] S9 E18 N21 W15 S3 W3 S9 $ N5 W15 N7 W5 $ E5 S7 E15 N4 E3 N3 E15 N25 W42$ E24 N14 $ S14 E19 N10 U5 L5 $.

LAND DESCRIPTION

TOTAL OB/XF 576

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		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