LOT 40
IN OR 2104/1996
CASHEN WOOD SUB PB 5/221

GRAY STACEY L
2044 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

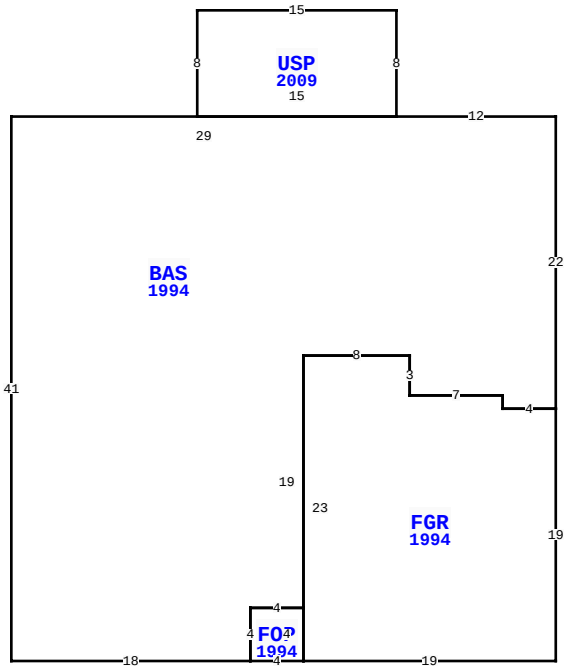
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,265	100	1994	1,265	174,481
FGR	400	55	1994	220	30,344
FOP	16	30	1994	5	689
USP	120	30	2009	36	4,966
TOTALS	1,801			1,526	210,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,526	116.7390	162.27	247,624	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2012 Heated Area: 1265 HX Base Yr 2012



2044 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		210,480
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		333,000
SOH/AGL Deduction		192,952
ASSESSED VALUE		140,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,637
TOTAL JUST VALUE		333,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25361	ADDITION	13,914	12/01/2011
B00915	NEW CONSTR	84,700	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/1996	3/06/2017	QC	U	I	11	100
GRANTOR: GRAY JOHN T						
GRANTEE: GRAY STACEY L						
1707/1807	10/29/2010	WD	Q	I	02	139,900
GRANTOR: DRAWDY DEBRA JAN &						
GRANTEE: GRAY JOHN T & STACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 USP=[YR=2009] N8 W15 S8 E15 $ W29 S41 E18
FOP=[YR=1994] E4 FGR=[YR=1994] E19 N19 W4 N1 W7 N3 W8 S23 $
N4 W4 S4 $ N4 E4 N19 E8 S3 E7 S1 E4 N22 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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