LOT 42
IN OR 640/321
CASHEN WOOD SUB PB 5/221

YORK RANDALL W & SHERYL A
2066 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0042-0000

BUILDING CHARACTERISTICS

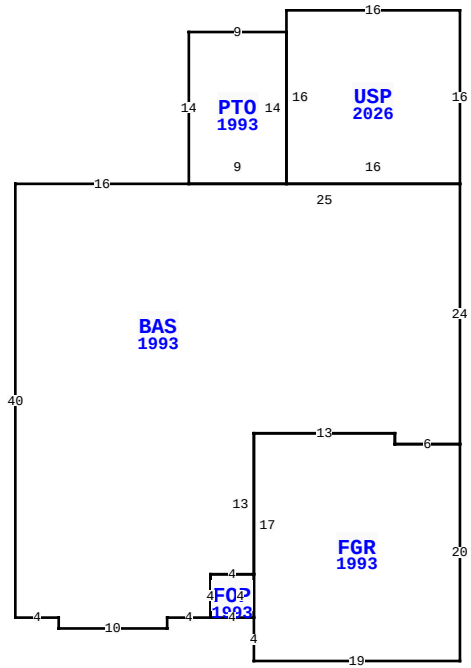
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,317	100	1993	1,317	189,236
FGR	393	55	1993	216	31,036
FOP	16	30	1993	5	718
PTO	126	5	1993	6	862
USP	256	30	2026	77	11,064
TOTALS	2,108			1,621	232,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,621	124.0218	172.39	279,444	1991	1991	0	0	0	16.65	83.35

1 SNGL FAM 100% - 1992 Heated Area: 1317 HX Base Yr 1992



2066 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		232,917
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		352,917
SOH/AGL Deduction		224,345
ASSESSED VALUE		128,572
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,161
TOTAL JUST VALUE		352,917
NCON VALUE		9,339
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014033	SCREEN ENC	26,500	12/19/2024
7206	NEW CONSTR	59,785	05/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0640/0321	11/01/1991	WD	Q	I		73,900
GRANTOR: ATLANTIC BLDRS						
GRANTEE: RANDALL YORK & SHER						
0616/0615	1/08/1991	WD	U	V	09	568,800
GRANTOR: THE HOMESITE COMPANY						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,14] W16 S40 E4 S1 E10 N1 E4 N4 E4 N13 E13 S1 E6 N24 W25 $
FGR=[YR=1993;ORIG=-19,54] S4 E19 N20 W6 N1 W13 S17 $
PTO=[YR=1993;ORIG=-16,0] W9 S14 E9 N14 $
FOP=[YR=1993;ORIG=-23,54] E4 N4 W4 S4 $
USP=[YR=2026;ORIG=-16,-2] E16 S16 W16 N16 $
.

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