LOT 44
IN OR 1045/744
CASHEN WOOD SUB PB 5/221

CARLETON LAURA/CARLETON KENNETH
2134 BONNIE OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

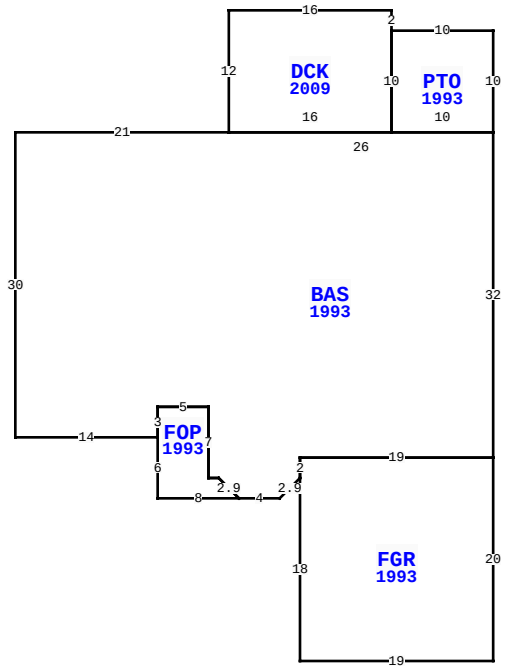
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,481	100	1993	1,481	195,112
DCK	192	10	2009	19	2,503
FGR	380	55	1993	209	27,535
FOP	49	30	1993	15	1,976
PTO	100	5	1993	5	658
TOTALS	2,202			1,729	227,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,729	113.7150	158.06	273,286	1991	1991	0	0	0	16.65	83.35

1 SNGL FAM 100% - 2003 Heated Area: 1481 HX Base Yr 2003



2134 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		227,784
TOTAL MARKET OB/XF VALUE		341
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		348,125
SOH/AGL Deduction		196,924
ASSESSED VALUE		151,201
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,790
TOTAL JUST VALUE		348,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7063	NEW CONSTR	67,995	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1045/0744	3/25/2002	WD	Q	I		139,000
GRANTOR: MOORE STEVEN R & PAUL						
GRANTEE: CARLETON LAURA & KE						
0628/0848	6/12/1991	WD	Q	I		78,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: MOORE STEVEN & PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 DCK=[YR=2009] N2 W16 S12 BAS=[YR=1993] W21 S30 E14 FOP=[YR=1993] S6 E8 U2 L2 W1 N7 W5 S3$ N3 E5 S7 E1 D2 R2 E4 U2 R2 FGR=[YR=1993] S18 E19 N20 W19 S2 $N2 E19 N32W26$ E16 N10$ S10 E10 N10$.

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	10	8	80.00	SF	21.30	21.30	100	2004	2004	3	20	341	

LAND DESCRIPTION

TOTAL OB/XF 341

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