LOT 45
CASHEN WOOD SUB PB 5/221

LANE RICHARD/SIMAS MARIANNE C
2146 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0045-0000

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

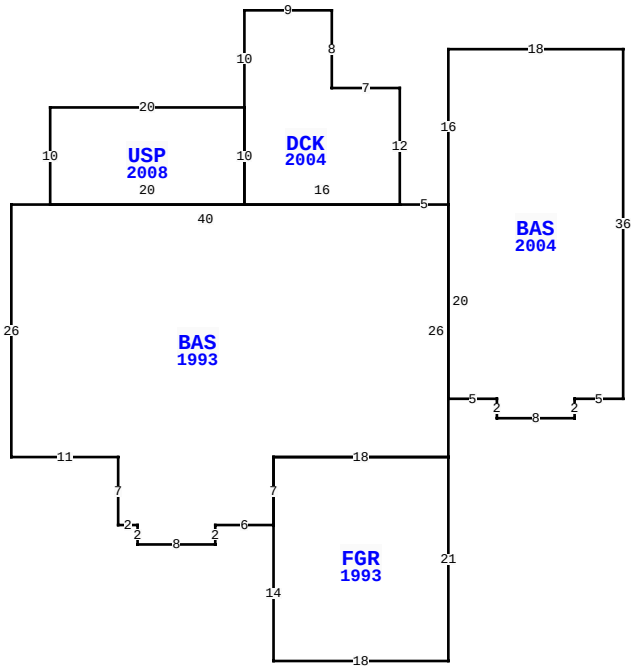
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	1993	1,298	171,965
BAS	664	100	2004	664	87,969
DCK	264	10	2004	26	3,445
FGR	378	55	1993	208	27,557
USP	200	30	2008	60	7,949
TOTALS	2,804			2,256	298,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,256	113.8074	158.19	356,877	1989	1989	0	0	0	16.25	83.75

1 SNGL FAM 100% - 2025 Heated Area: 1962 HX Base Yr 2025



2146 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		298,884
TOTAL MARKET OB/XF VALUE		2,378
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		421,262
SOH/AGL Deduction		0
ASSESSED VALUE		421,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,851
TOTAL JUST VALUE		421,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311585	ADDITION	50,000	08/01/2003
R035374	REPAIR/RRF	1,500	08/01/2003
5835	NEW CONSTR	68,300	06/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1814	6/29/2022	WD	Q	I	01	502,500
GRANTOR: WARD ELAINE						
GRANTEE: LANE RICHARD & MARI						
2285/1592	6/28/2019	WD	Q	I	01	345,000
GRANTOR: DUFAULT DUSTIN M & ER						
GRANTEE: WARD ELAINE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 S16 BAS=[YR=1993] W5 DCK=[YR=2004] N12 W7 N8 W9 S10 USP=[YR=2008] W20 S10 E20 N10$ S10 E16$ W40 S26 E11 S7 E2 S2 E8 N2 E6 FGR=[YR=1993] S14 E18 N21 W18 S7$ N7 E18 N26$ S20 E5 S2 E8 N2 E5 N36$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0350	CARPORT WD	0	100	8	10	80.00	SF	13.00	13.00	100	1995	1995	3	20	208	

LAND DESCRIPTION

TOTAL OB/XF 2,378

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS