LOT 46
IN OR 890/707
CASHEN WOOD SUB PB 5/221

ANTWORTH ROGER H & KAREN E
2232 BONNIE OAK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0174-0046-0000

BUILDING CHARACTERISTICS

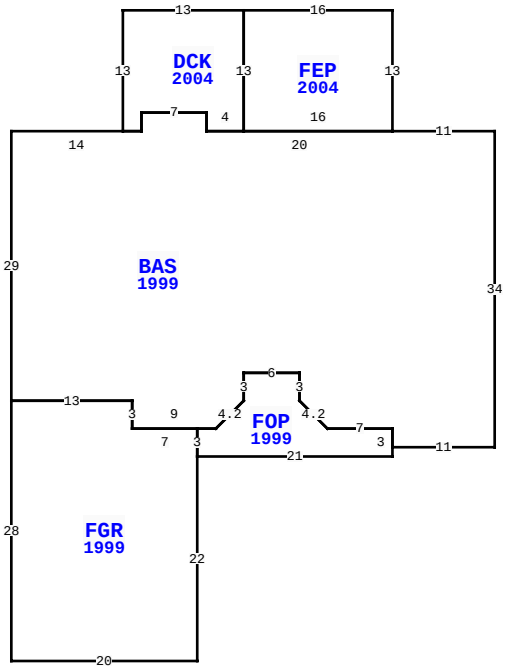
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,616	100	1999	1,616	214,977
DCK	155	10	2004	16	2,129
FEP	208	80	2004	166	22,083
FGR	539	55	1999	296	39,377
FOP	108	30	1999	32	4,257
TOTALS	2,626			2,126	282,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	109.6914	152.47	324,151	1999	1999	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2000 Heated Area: 1616 HX Base Yr 2000



2232 BONNIE OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		282,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		402,822
SOH/AGL Deduction		231,725
ASSESSED VALUE		171,097
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,686
TOTAL JUST VALUE		402,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313506	ROOF	12,978	06/01/2013
B0310892	ADDITION	20,833	01/01/2003
B0047277	XFOB	3,000	08/01/2000
B9905827	NEW CONSTR	106,000	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0890/0707	7/08/1999	WD	Q	I		125,500
GRANTOR: FRAZIER CONSTRUCTION						
GRANTEE: ANTWORTH ROGER & KA						
0890/0706	7/08/1999	WD	Q	V	06	100
GRANTOR: DAVIS LINDA						
GRANTEE: FRAZIER CONST INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W11 FEP=[YR=2004] N13 W16 DCK=[YR=2004] W13 S13 E2 N2 E7 S2 E4 N13$ S13 E16$ W20 N2 W7 S2 W14 S29 FGR=[YR=1999] S28 E20 N22 FOP=[YR=1999] E21 N3 W7 U3 L3 N3 W6 S3 L3 D3 W2 S3$ N3 W7 N3 W13$ E13 S3 E9 U3 R3 N3 E6 S3 R3 D3 E7 S2 E11 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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