N262 FT OF W113 FT OF LOT 23
IN OR 1503/240 R497760
E O FRIEND SUB DB Z/165

BROAD TODD
150 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0023-0040

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

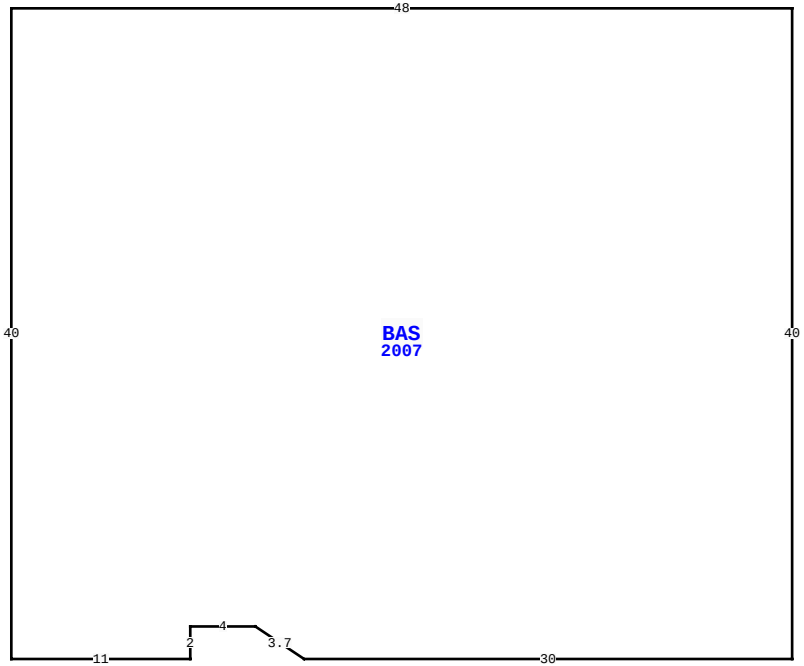
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2007	1,909	160,840
TOTALS	1,909			1,909	160,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,909	96.9220	92.08	175,781	2007	2007	0	0	0	8.50	91.50

3 SFR MODULR 100% - 2008 Heated Area: 1909 HX Base Yr 2008



150 BONNIEVIEW RD, 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		160,840
TOTAL MARKET OB/XF VALUE		3,060
TOTAL LAND VALUE - MARKET		159,500
TOTAL MARKET VALUE		323,400
SOH/AGL Deduction		168,814
ASSESSED VALUE		154,586
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		98,175
TOTAL JUST VALUE		323,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24366	ADDITION	2,281	02/01/2011
B23377	XFOB	9,089	03/01/2010
E19741	ELEC OTHER	0	08/01/2007
M13168	MECH OTHER	0	08/01/2007
P12575	OTHER	0	07/01/2007
B0720135	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/0240	6/04/2007	WD	U	I	07	100
GRANTOR: MACDONALD THELMA L &						
GRANTEE: BROAD TODD & KERRI						
1301/1711	3/15/2005	QC	U	I	07	100
GRANTOR: MACDONALD THELMA & IR						
GRANTEE: MACDONALD THELMA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S40 E11 N2 E4 D2 R3 E30 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
2	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	2010	2010	3	35	840	
3	1242	WD DECK A	0	100	0	0	110.00	SF	10.00	10.00	100	2011	2011	3	40	440	

LAND DESCRIPTION

TOTAL OB/XF 3,060

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	0007	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	145,000.00	159,500.00	159,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 07/09/2026 BY SYS