PT OF LOT 25
IN OR 2037/556
LANDS OF EMIL O FRIEND S/D

LEE NORA C
304 BONNIEVIEW RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0025-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

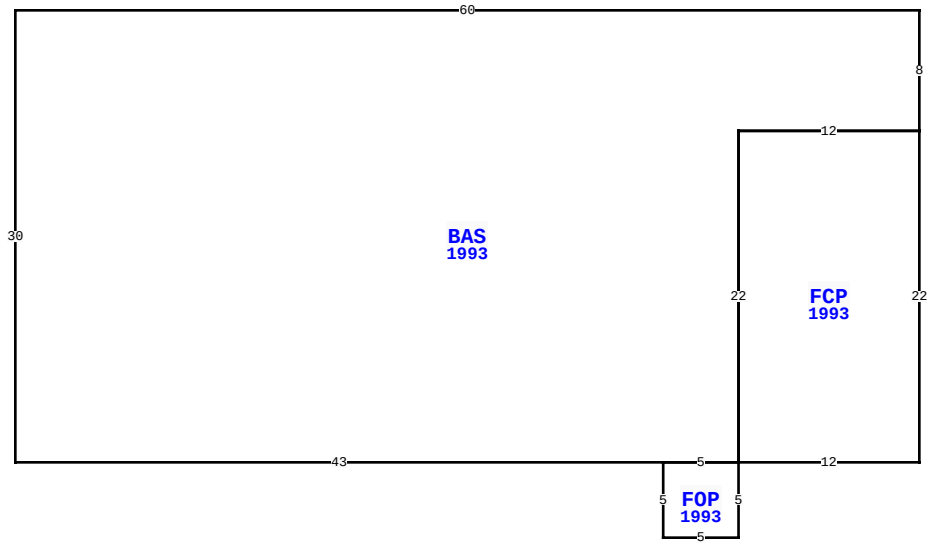
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1993	1,536	136,023
FCP	264	25	1993	66	5,844
FOP	25	30	1993	8	708
TOTALS	1,825			1,610	142,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,610	131.7840	138.37	222,776	1973	1973	0	0	0	36.00	64.00

1 SINGLE FAM 100% - 2017 Heated Area: 1536 HX Base Yr 2017



304 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		142,577
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		225,750
TOTAL MARKET VALUE		378,827
SOH/AGL Deduction		200,529
ASSESSED VALUE		178,298
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,887
TOTAL JUST VALUE		378,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632694	20X20FGR	17,852	07/01/2016
7341	REPAIR/RRF	2,600	06/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2037/0556	3/31/2016	WD	Q	I	01	160,000
GRANTOR: TAYLOR STEVE A & LYND						
GRANTEE: LEE NORA C						
1860/0194	5/24/2013	WD	Q	I	02	130,000
GRANTOR: JOHNSON MARVIN & JOEL						
GRANTEE: TAYLOR STEVE A & LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S30 E43 FOP=[YR=1993] S5 E5 N5
FCP=[YR=1993] E12 N22 W12 S22 $ W5 $ E5 N22 E12 N8 $.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2016	2016	3	75	10,500	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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-	2105.00	201.00	105.00	FF		1.00	1.00	1.00	2,150.00	2,150.00	225,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,750 Market: 0 Agricultural: 0 Common: 225,750 PRINTED 07/09/2026 BY SYS