

ZITELLI DEBRA PEARCE
418 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

00-00-30-034B-0025-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																								
Exterior Wall		10	ABOVE AVG 100		0900	01		3,901	99.4500	138.24	539,274	2020	2020		0	0	2.00	98.00	VALUATION BY					STANDARD																																			
Roof Structure		03	GABLE/HIP 100		2 SNGL FAM 100% - 2021										Heated Area: 3520										HX Base Yr 2021										Tax Group: 8					Tax Dist:																			
Roof Cover		05	COMP SHNGL 100												BUILDING MARKET VALUE										528,489																																		
Interior Wall		03	DRYWALL 100												TOTAL MARKET OB/XF VALUE										20,710																																		
Interior Floor		12	HARDWOOD 70												TOTAL MARKET VALUE - MARKET										217,500																																		
Interior Floor		14	CARPET 30												TOTAL MARKET VALUE										766,699																																		
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										318,609																																		
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										448,000																																		
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB WX 56,411																																		
Bathrooms			3.5 100												BASE TAXABLE VALUE										391,679																																		
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										766,699																																		
Stories		1.5	1.5 100												NCON VALUE										0																																		
Units			0 100		INCOME VALUE																																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										736,448																																												
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	1,000	100	2020	1,000	135,475																																																						
BAS	1,750	100	2020	1,750	237,082																																																						
FOP	72	30	2020	22	2,980																																																						
FOP	225	30	2020	68	9,212																																																						
FOP	970	30	2020	291	39,423																																																						
FUS	770	100	2020	770	104,316																																																						
TOTALS		4,787			3,901	528,489																																																					
EXTRA FEATURES					418 BONNIEVIEW RD, FERNANDINA BEACH															BLD DATE					LGL DATE					04/24/2026					MLU																								
																				XF DATE					LAND DATE																																		
																				INC DATE					AG DATE																																		
L N	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	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100	1975	1975	3	24	8,064																																											
2	0511	GARAGE CB-	0	100	32	26	832.00	SF	40.00	40.00	100	1984	1984	3	38	12,646																																											
LAND DESCRIPTION																				TOTAL OB/XF																				20,710																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.50	AC		1.00	1.00	1.00	145,000.00	145,000.00	217,500																																									