

BLOCK C LOT 1
IN OR 659 PG 781
OAK GROVE UNIT 1 PB 0/61

SMITH SEAN E
751 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-042B-000C-0010



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 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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
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NEIGHBORHOOD/LOC	2019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	87,551
BAS	800	100	2005	800	72,959
FOP	320	30	2005	96	8,755
FST	144	55	2005	79	7,204

TOTALS	2,224			1,935	176,470
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	100	9	10		90.00	SF 30.00
3	1242	WD DECK A	0	100	4	7		28.00	SF 10.00
5	0351	CARPORT MT	0	100	20	20		400.00	SF 5.60
7	0351	CARPORT MT	0	100	18	24		432.00	SF 5.60

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2125.00	126.00	125.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,935	98.9800	103.93	201,105	1938	2000	0	0	0	12.25	87.75	
1 SINGLE FAM 100% - 1993 Heated Area: 1760 HX Base Yr 1993													
8 20 24 40 40 40 40 22 18 18 8 20 2 18 FOP 2005 BAS 2005 BAS 1993 FST 2005													

751 BONNIEVIEW RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/24/2026
	INC DATE		AG DATE	MLU

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	0940	SHEDS/PORT	0	100	9	10		90.00	SF 30.00	100	1995	1995	3	20	540	
3	1242	WD DECK A	0	100	4	7		28.00	SF 10.00	100	2005	2005	3	21	59	
5	0351	CARPORT MT	0	100	20	20		400.00	SF 5.60	100	2008	2008	3	27	605	
7	0351	CARPORT MT	0	100	18	24		432.00	SF 5.60	100	2008	2008	3	27	653	

TOTAL OB/XF										1,857						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF	2125.00	126.00	125.00	FF		1.00	1.00	1.00	2,000.00	2,000.00

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY														

VALUATION BY		STANDARD											
Tax Group: 8		Tax Dist:											
BUILDING MARKET VALUE		176,470											
TOTAL MARKET OB/XF VALUE		1,857											
TOTAL LAND VALUE - MARKET		250,000											
TOTAL MARKET VALUE		428,327											
SOH/AGL Deduction		294,281											
ASSESSED VALUE		134,046											
TOTAL EXEMPTION VALUE		51,411											
BASE TAXABLE VALUE		82,635											
TOTAL JUST VALUE		428,327											
NCON VALUE		0											
INCOME VALUE													
PREVIOUS YEAR MKT VALUE		339,602											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8386	CHNGE SRVC	0	08/26/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0659/0781	5/26/1992	WD	Q	I		39,500	
GRANTOR: MUDD DAVID & MARY F							
GRANTEE: SMITH SEAN E							
0507/0511	1/05/1987	WD	U	I		36,200	
GRANTOR: DIPPY ALAN & JO E							
GRANTEE: MUDD DAVID & MARY F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 BAS=[YR=2005] W20 FOP=[YR=2005] W8 S40 E8 N40 \$ S40 E20 N40 \$ S40 E2 FST=[YR=2005] S8 E18 N8 W18 \$ E22 N40 \$.									