WLY 156FT LOT 46 (EX PT IN
OR 1013/185,OR 1399/263,
OR 1565/502,OR 1702/1493,

REYNOLDS MERRILL P L/E/
PO BOX 685
FERNANDINA BEACH, FL 32035-0685

2026

00-00-30-0800-0046-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

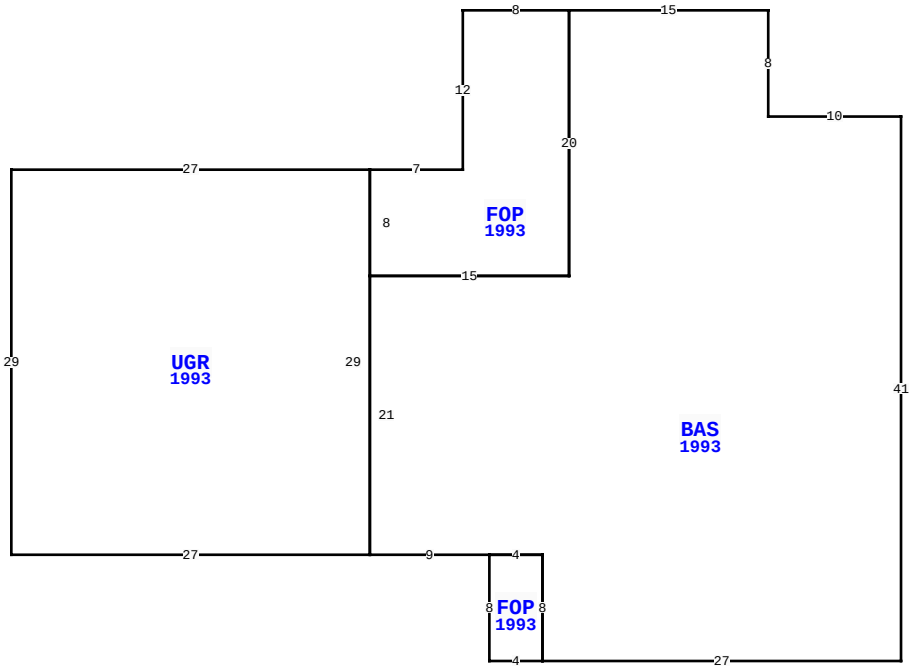
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1993	1,476	99,355
FOP	32	30	1993	10	673
FOP	216	30	1993	65	4,375
UGR	783	45	1993	352	23,694
TOTALS	2,507			1,903	128,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	110.0540	115.56	219,911	1949	1960	0	0	0	41.75	58.25

1 SINGLE FAM 100% - 2013 Heated Area: 1476 HX Base Yr 2013



746 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		135,754
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		263,254
SOH/AGL Deduction		103,617
ASSESSED VALUE		159,637
TOTAL EXEMPTION VALUE	HX HB SL	159,637
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		263,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1815/0864	9/19/2012	FJ	U	I	18	100
GRANTOR: REYNOLDS ETHEL G ESTA						
GRANTEE: REYNOLDS MERRILL P						
1815/0007	9/19/2012	FJ	U	I	18	100
GRANTOR: REYNOLDS ETHEL G ESTA						
GRANTEE: REYNOLDS MERRILL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N8 W15 FOP=[YR=1993] W8 S12 W7
UGR=[YR=1993] W27 S29 E27N29$ S8 E15 N20 $ S20 W15 S21 E9
FOP=[YR=1993] S8E4N8W4$ E4 S8 E27 N41$.

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	0.85	AC		1.00	1.00	1.00	150,000.00	150,000.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.85 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS

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OR 1565/502,OR 1702/1493,

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2026

00-00-30-0800-0046-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

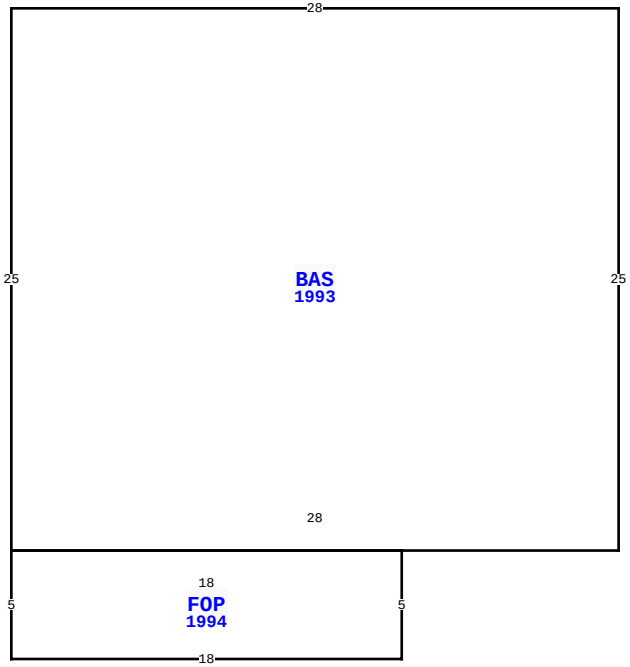
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	1993	700	7,371
FOP	90	30	1994	27	285
TOTALS	790			727	7,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	727	54.0000	21.06	15,311	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2013 Heated Area: 700 HX Base Yr 2013



746 BONNIEVIEW RD, FERNANDINA BEACH

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GRANTEE: REYNOLDS MERRILL P						
1815/0007	9/19/2012	FJ	U	I	18	100
GRANTOR: REYNOLDS ETHEL G ESTA						
GRANTEE: REYNOLDS MERRILL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S25 FOP=[YR=1994] S5 E18 N5 W18$ E28 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.85 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS