LOT 4
CARLA'S SUB PB 5/48

BONNIE OAKS LLC
453 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

00-00-31-1175-0004-0000

BUILDING CHARACTERISTICS

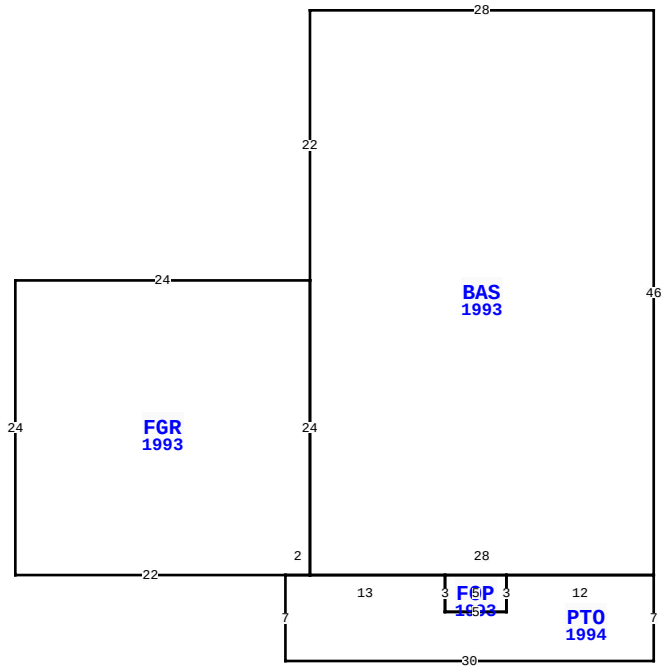
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	147,623
FGR	576	55	1993	317	36,332
FOP	15	30	1993	4	458
PTO	195	5	1994	10	1,146
TOTALS	2,074			1,619	185,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	128.4180	134.84	218,306	1984	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 1288 HX Base Yr



913 S 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,560
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	320,560
SOH/AGL Deduction	44,229
ASSESSED VALUE	276,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,331
TOTAL JUST VALUE	320,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3009	NEW CONSTR	34,000	10/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2849/0055	2/16/2026	WD	U	I	11	100
GRANTOR: KENDRICK LARRY D & PE						
GRANTEE: BONNIE OAKS LLC						
0804/0586	8/25/1997	WD	Q	I	05	73,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: KENDRICK LARRY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S22 FGR=[YR=1993] W24 S24 E22 PTO=[YR=1994] S7E30N7W12 FOP=[YR=1993] W5S3E5N3$ S3W5N3W13$ E2 N24$ S24E28N46$.

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	0	0006	R-1	70.00	121.00	1.00	UT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS