

LOT 1
IN OR 1998/6
OCEAN VIEW ESTATES PB 6/25-26

ANSLEY ABSALOM W JR & MARY A
2800 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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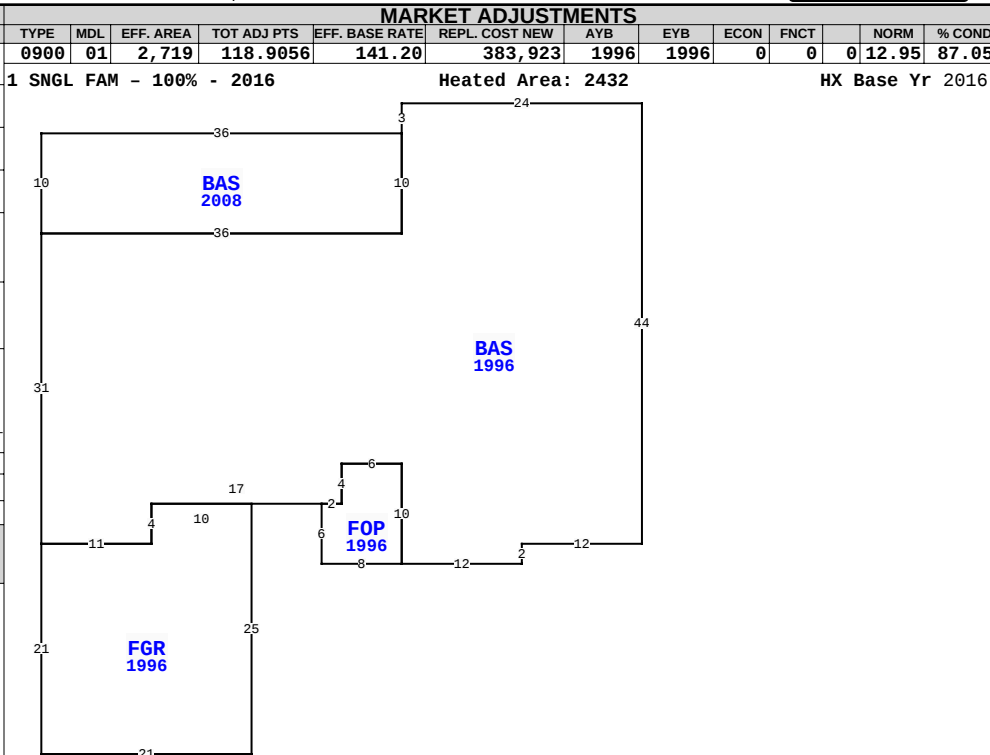
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2,072	254,679
BAS	360	100	360	44,249
FGR	481	55	265	32,572
FOP	72	30	22	2,704

TOTALS	2,985	2,719	334,205
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EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	3	54	162.00	SF	6.50	6.50	
3	0858	SCULP CONC	0	100	0	0	131.00	SF	13.00	13.00	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	234.00	SF	7.25	7.25	
6	0910	SCRN RM L	0	100	19	36	684.00	SF	15.00	15.00	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
9	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	
10	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1A	0.00	0.00	1.00	LT	

REVIEW DATE	01/14/2021	BY	TWA
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BLD DATE	02/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/IF											
19,054											

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19,054											

REVIEW DATE	01/14/2021	BY	TWA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
334,205											
TOTAL MARKET OB/IF VALUE											
19,054											
TOTAL LAND VALUE - MARKET											
275,000											
TOTAL MARKET VALUE											
628,259											
SOH/AGL Deduction											
300,434											
ASSESSED VALUE											
327,825											
TOTAL EXEMPTION VALUE											
55,000											
BASE TAXABLE VALUE											
272,825											
TOTAL JUST VALUE											
628,259											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
560,469											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120468	H/AC	4,425	03/21/2012
20020383	ADDITION	0	03/06/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1998/0006	8/14/2015	WD	Q	I	02	300,000	
GRANTOR: RESIDUARY TRUST ET AL							
GRANTEE: ANSLEY ABSALOM W JR							
1986/0377	6/18/2015	FJ	U	I	11	0	
GRANTOR: LAUBER ROBERT H EST							
GRANTEE: RESIDUARY TRUST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W24 S3 BAS=[YR=2008] W36 S10 E36 N10\$ S10 W36 S31 FGR=[YR=1996] S21 E21 N25 W10 S4 W11 \$ E11 N4 E17 FOP=[YR=1996] S6 E8 N10 W6 S4 W2 \$ E2 N4 E6 S10 E12 N2 E12 N44 \$.											

REVIEW DATE	01/14/2021	BY	TWA	Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000	PRINTED 08/02/2023 BY SYS
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