

LOT 2
IN OR 1924/1293
OCEAN VIEW ESTATES PB 6/25-26

FRYXELL ALLEN & CAROL M
2802 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

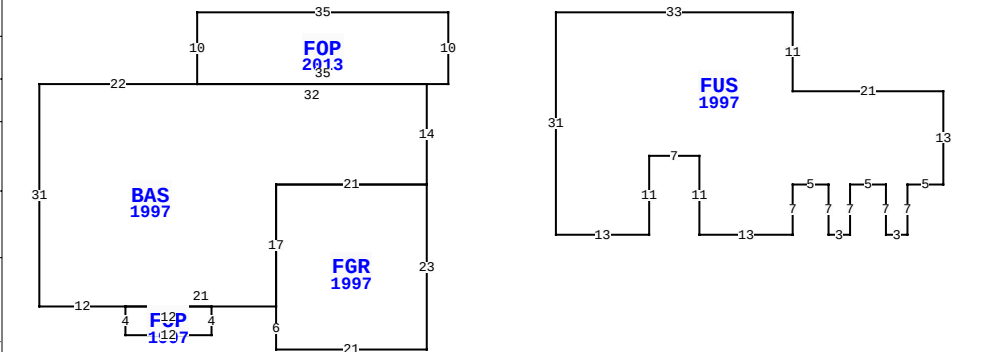
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	1,317	157,085
FGR	483	55	266	31,727
FOP	48	30	14	1,670
FOP	350	30	105	12,524
FUS	1,261	100	1,261	150,406
TOTALS	3,459		2,963	353,412

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	
2	0855	CONC PAVER	0	100	3	24	72.00	SF	7.00	7.00	100	1997	1997	3	75	378	
3	0855	CONC PAVER	0	100	0	0	679.00	SF	7.00	7.00	100	1997	1997	3	75	3,565	
4	0855	CONC PAVER	0	100	4	21	84.00	SF	7.00	7.00	100	1997	1997	3	75	441	
5	0861	POOL GUNIT	0	100	20	15	300.00	SF	85.00	85.00	100	1998	1998	3	23	5,865	
6	0845	KOOL DECK	0	100	0	0	326.00	SF	7.25	7.25	100	1998	1998	3	77	1,820	
7	1076	TRELLIS A	0	100	18	10	180.00	SF	7.50	7.50	100	2000	2000	3	27	365	
8	0097	AWNING CN	0	100	0	0	21.00	SF	65.00	65.00	100	2000	2000	3	40	546	
9	0910	SCRN RM L	0	100	35	21	735.00	SF	15.00	15.00	100	2000	2000	3	20	2,205	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,963	114.5672	136.05	403,116	1997	1997	0	0	0	12.33
1 SNGL FAM - 100% - 2015 Heated Area: 2578 HX Base Yr 2015											



BLD DATE	02/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
2802 ATLANTIC VIEW DR, FERNANDINA BEACH				

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620
2	0855	CONC PAVER	0	100	3	24	72.00	SF	7.00	7.00	100	1997	1997	3	75	378
3	0855	CONC PAVER	0	100	0	0	679.00	SF	7.00	7.00	100	1997	1997	3	75	3,565
4	0855	CONC PAVER	0	100	4	21	84.00	SF	7.00	7.00	100	1997	1997	3	75	441
5	0861	POOL GUNIT	0	100	20	15	300.00	SF	85.00	85.00	100	1998	1998	3	23	5,865
6	0845	KOOL DECK	0	100	0	0	326.00	SF	7.25	7.25	100	1998	1998	3	77	1,820
7	1076	TRELLIS A	0	100	18	10	180.00	SF	7.50	7.50	100	2000	2000	3	27	365
8	0097	AWNING CN	0	100	0	0	21.00	SF	65.00	65.00	100	2000	2000	3	40	546
9	0910	SCRN RM L	0	100	35	21	735.00	SF	15.00	15.00	100	2000	2000	3	20	2,205

TOTAL OB/XF																
16,805																

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		353,412	
TOTAL MARKET OB/XF VALUE		16,805	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		645,217	
SOH/AGL Deduction		282,635	
ASSESSED VALUE		362,582	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		312,582	
TOTAL JUST VALUE		645,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		579,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180542	PAVERS	0	02/15/2018
983949	SWIM POOL	14,590	06/26/1998
10373-B	NEW CONSTR	122,678	03/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/1293	5/30/2014	WD	Q	I	02	405,000
GRANTOR: KERINS BRIAN R & DIAN						
GRANTEE: FRYXELL ALLEN & CAR						
1796/0298	6/01/2012	QC	U	I	11	100
GRANTOR: KERINS BRIAN R & DIAN						
GRANTEE: KERINS BRIAN R & DI						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2013] W35 S10 BAS=[YR=1997] W22 S31 E12 FOP=[YR=1997] S4 E12 N4 W12 \$ E21 FGR=[YR=1997] S6 E21 N23 W21 S17\$ N17 E21 N14 W32\$ E35 N10\$ PTR= E15 FUS=[YR=1997] E33 S11 E21 S13 W5 S7 W3 N7 W5 S7 W3 N7 W5 S7 W13 N11 W7 S11 W13 N31\$ W15 \$.	