



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 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
BAL	225	15	34	4,359
BAS	1,775	100	1,775	227,570
BAS	253	100	253	32,437
FGR	438	55	241	30,898
FOP	28	30	8	1,026
PTO	156	5	8	1,026

TOTALS	2,875		2,319	297,316
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	730.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	0	7	5	35.00	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	CONSRV
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	

REVIEW DATE	05/31/2017	BY	DJX
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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
0900	01	2,319	123.1076	146.19	339,015	1996	2000	0	0	12.30	87.70
1 SNGL FAM - 0% - 0											
Heated Area: 2028											
HX Base Yr											
2808 ATLANTIC VIEW DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
8,120											

TOTAL OB/XF											
8,120											

Total Acres:	0.00	Total Land Value:	275,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		297,316	
TOTAL MARKET OB/XF VALUE		8,120	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		580,436	
SOH/AGL Deduction		111,486	
ASSESSED VALUE		468,950	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		468,950	
TOTAL JUST VALUE		580,436	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		512,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120111	ELEC.FOR ADDITION	700	01/23/2012
20112265	ADDITION	30,000	12/21/2011
20110543	H/AC	4,200	04/13/2011
2002504	SIDEWALK & PORCH	500	03/22/2000
959400	NEW CONSTR	105,456	11/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1262/0769	9/29/2004	WD	Q	I	
GRANTOR: KING KENNETH E & VIRG					SALE PRICE
GRANTEE: HOLMAN ALLEN S & KI					300,000
0832/0752	5/04/1998	WD	Q	I	
GRANTOR: VINSON JACK P & LYNNE					139,000
GRANTEE: KING KENNETH E & VI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2008] W12 BAS=[YR=2012] W16 S13 BAS=[YR=1996] W1 L2 U2 W5 D2 L2 W22 S21 FGR=[YR=1996] S22 E21 N20 W12 N2 W9 \$ E9 S2 E12 S12 E10 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E11 N1 E12 N34 W12 S3 W15 N3W1E1S3 E15 N16S13 E12 N13\$ PTR=W12N10 BAL=[YR=2012] W15N15E15S15\$ E12S10\$.											