LOT 8
IN OR 1949/1701
OCEAN VIEW ESTATES PB 6/25-26

NICHOLS MICHAEL H & STEPHANIE
876 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

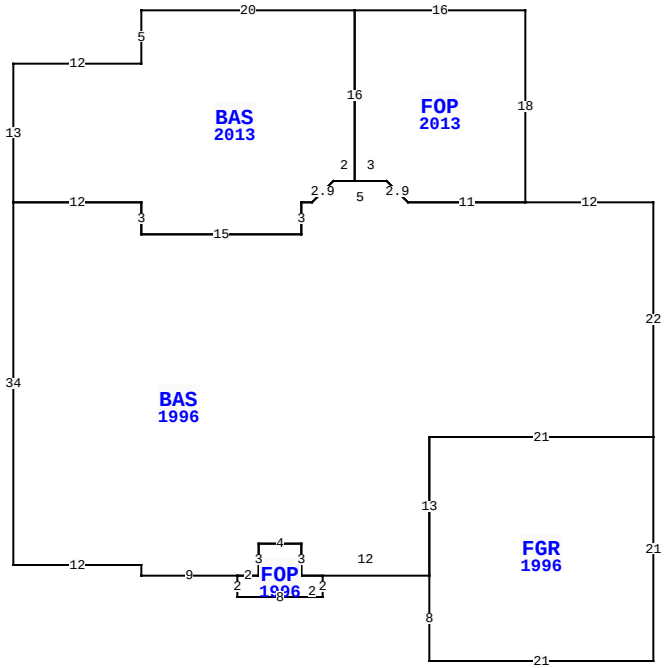
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	222,166
BAS	555	100	555	69,584
FGR	441	55	243	30,467
FOP	28	30	8	1,003
FOP	280	30	84	10,532
TOTALS	3,076		2,662	333,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,662	118.1664	140.32	373,532	1996	2000	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 1997 Heated Area: 2327 HX Base Yr 1997



876 ATLANTIC VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,751
TOTAL MARKET OB/XF VALUE		9,728
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		645,979
SOH/AGL Deduction		389,520
ASSESSED VALUE		256,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,459
TOTAL JUST VALUE		645,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122031	580SF ADDITION	45,000	10/01/2012
20100582	10X12 SHED (WOOD)	2,430	04/09/2010
9342	NEW CONSTR	105,456	10/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1701	11/21/2014	QC	U	I	11	100
GRANTOR: NICHOLS MICHAEL H & S						
GRANTEE: NICHOLS MICHAEL H &						
0751/1078	2/15/1996	WD	Q	I		127,400
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: NICHOLS MICHAEL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 FOP=[YR=2013] N18 W16 BAS=[YR=2013] W20 S5 W12 S13 E12 S3 E15 N3 E1 U2 R2 E2 N16$ S16 E3 D2 R2 E11$ W11 U2 L2 W5 D2 L2 W1 S3 W15 N3 W12 S34 E12 S1 E9
FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12
FGR=[YR=1996] S8 E21 N21 W21 S13$ N13 E21 N22$.

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
1	0810	CONCRETE A	0	100	0	0	829.00	SF	6.50	6.50	100	1996	1996	3	73	3,934	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1996	1996	3	73	114	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	48.00	48.00	100	2010	2010	3	50	2,880	

LAND DESCRIPTION

TOTAL OB/XF 9,728

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	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE 05/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/02/2023 BY SYS