

LOT 9
IN OR 747 PG 1469
OCEAN VIEW ESTATES PB 6/25-26

BECK DAVID C & ALBERTA P
874 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 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 80
Interior Floor	11 CLAY TILE 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	2. 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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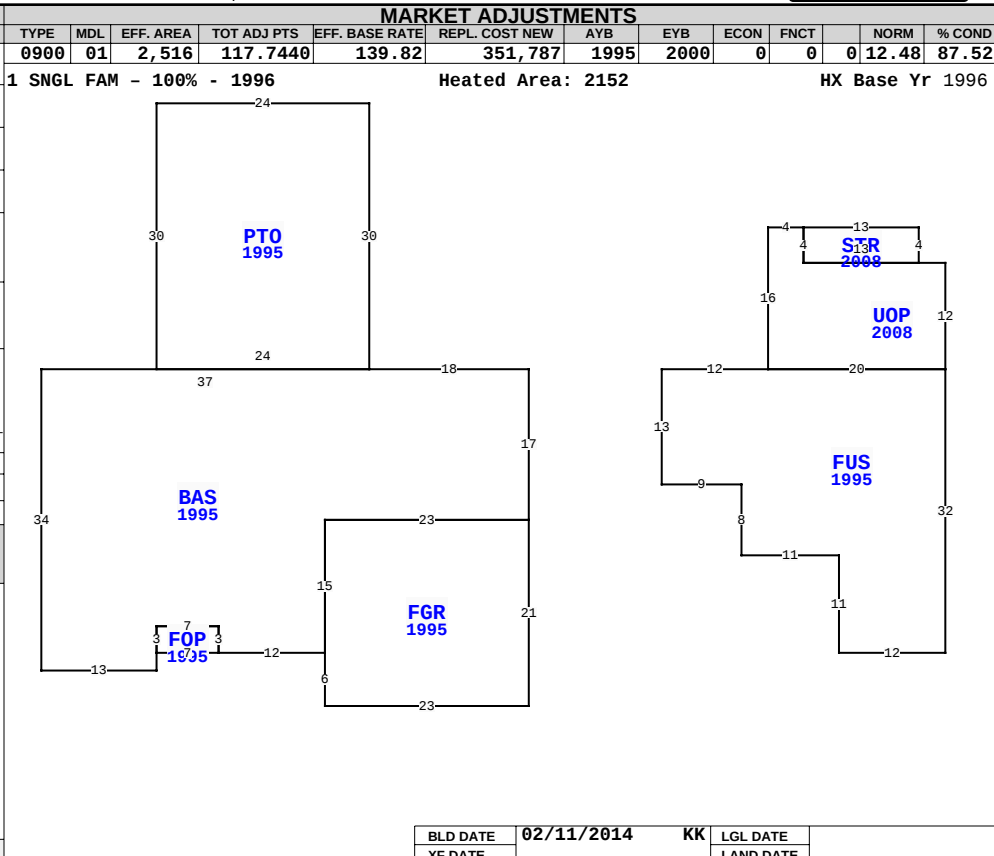
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	173,766
FGR	483	55	266	32,550
FOP	21	30	6	734
FUS	732	100	732	89,575
PTO	720	5	36	4,406
STR	52	10	5	612
UOP	256	20	51	6,241
TOTALS	3,684		2,516	307,884

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	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	100	1995	1995	3	72	2,976	
3	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50	6.50	100	2000	2000	3	80	239	
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2000	2000	3	27	9,180	
5	0845	KOOL DECK	0	100	0	0	1,209.00	SF	7.25	7.25	100	2000	2000	3	80	7,012	
6	0471	VINYL FNC	0	100	0	0	19.00	LF	32.00	32.00	100	2007	2007	3	74	450	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1A	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							



874 ATLANTIC VIEW DR, FERNANDINA BEACH

TOTAL OB/XF 21,437																
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		307,884
TOTAL MARKET OB/XF VALUE		21,437
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		631,821
SOH/AGL Deduction		374,565
ASSESSED VALUE		257,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,256
TOTAL JUST VALUE		631,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112177	REPAIR/RRF	1,500	12/07/2011
20090047	REPAIR/RRF	15,898	01/13/2009
B959296	NEW CONSTR	138,920	09/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/1469	1/03/1996	WD	Q	I		149,300

GRANTOR: CENTEX REAL ESTATE CO

GRANTEE: BECK DAVID C & ALBE

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1995] W18 PTO=[YR=1995] N30 W24 S30 E24 \$ W37 S34 E13
N2 FOP=[YR=1995] E7 N3 W7 S3 \$ N3 E7 S3 E12 FGR=[YR=1995] S6
E23 N21 W23 S15 \$ N15 E23 N17 \$ PTR= E15 FUS=[YR=1995] E12
UOP=[YR=2008] N16 E4 STR=[YR=2008] E13 S4 W13 N4\$ S4 E16 S12
W20\$ E20 S32 W12 N11 W11 N8 W9 N13\$ W15\$.