

LOT 11(EX S-1 IN OR 1137/1985)
IN OR 2137/1641
OCEAN VIEW ESTATES PB 6/25-26

ROGERS WILLIAM R & CHANDA L
870 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

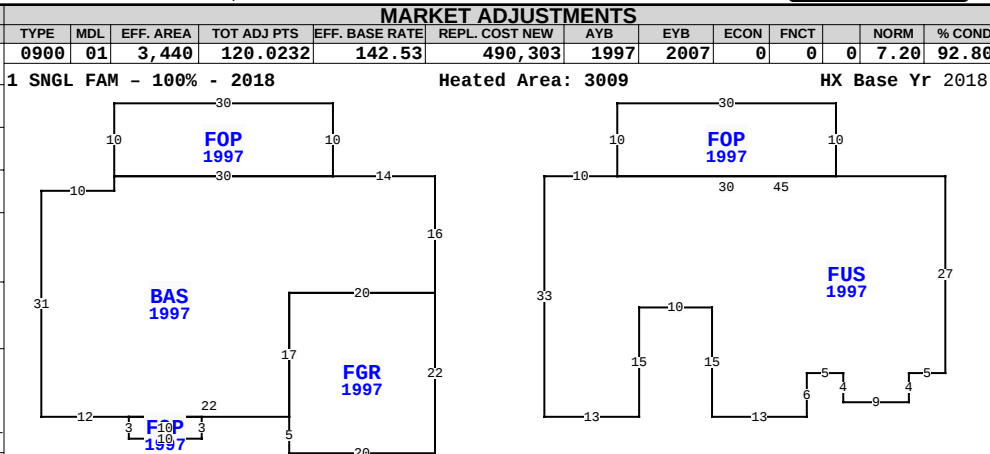
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	188,085
FGR	440	55	242	32,009
FOP	30	30	9	1,191
FOP	300	30	90	11,904
FOP	300	30	90	11,904
FUS	1,587	100	1,587	209,909
TOTALS	4,079		3,440	455,001

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997
2	0810	CONCRETE A	0	100	0	0	1,724.00	SF	6.50	6.50	100	1997	1997
3	0479	VF PICKET	0	100	0	0	117.00	LF	10.00	10.00	100	2002	2002

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
1	000100	C	SFR	0		R-1A	0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE 01/14/2021 BY TWA



870 ATLANTIC VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
11,954													

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11,954													

Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		455,001	
TOTAL MARKET OB/XF VALUE		11,954	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		796,955	
SOH/AGL Deduction		354,966	
ASSESSED VALUE		441,989	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		391,989	
TOTAL JUST VALUE		796,955	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		716,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101893	H/AC	3,000	10/29/2010
9995	NEW CONSTR	147,968	08/23/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2137/1641	7/31/2017	WD Q	Q	I	01
GRANTOR: MARTINEZ CARMEN TRUST					548,000
GRANTEE: ROGERS WILLIAM R &					
1924/1639	6/20/2014	SW U	I	11	100
GRANTOR: MARTINEZ CARMEN					
GRANTEE: MARTINEZ CARMEN TRU					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1997] W14 FOP=[YR=1997] N10 W30 S10 E30 \$ W30 S2 W10 S31 E12 FOP=[YR=1997] S3 E10 N3 W10 \$ E22 FGR=[YR=1997] S5 E20 N22 W20 S17 \$ N17 E20 N16 \$ PTR= E15 FUS=[YR=1997] E10 FOP=[YR=1997] N10 E30 S10 W30\$ E45 S27 W5 S4 W9 N4 W5S6 W13 N15 W10 S15 W13 N33 \$ W15 \$.					