

LOT 12
IN OR 2215/1879
OCEAN VIEW ESTATES PB 6/25-26

ROWLAND DANIEL C & BROOKE F
868 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 50
Interior Floor	15	HARDTILE 50
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	1,439	100	1,439	180,679
FGR	418	55	230	28,879
FOP	319	30	96	12,054
FUS	1,587	100	1,587	199,262

TOTALS	3,763	3,352	420,873
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	862.00	SF	6.50
3	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
4	0861	POOL GUNIT	0	0	0	0	366.00	SF	85.00
5	0845	KOOL DECK	0	0	0	0	613.00	SF	7.25
6	0825	BRICK	0	0	0	0	234.00	SF	12.50
7	0851	PATIO STON	0	0	0	0	72.00	SF	0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1A	0.00	0.00	1.00

REVIEW DATE 10/24/2019 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,352	120.6304	143.25	480,174	1997	1997	0	0	12.35	87.65	
1 SNGL FAM - 0% - 0 Heated Area: 3026 HX Base Yr												

868 ATLANTIC VIEW DR, FERNANDINA BEACH				BLD DATE		02/14/2014		KK	LGL DATE		
				XF DATE					LAND DATE		
				INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620		
862.00	SF	6.50	6.50	100	1997	1997	3	75	4,202		
1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540		
366.00	SF	85.00	85.00	100	2005	2005	3	44	13,688		
613.00	SF	7.25	7.25	100	2005	2005	3	87	3,866		
234.00	SF	12.50	12.50	100	2005	2005	3	96	2,808		
72.00	SF	0.75	0.75	100	2005	2005	3	87	47		

TOTAL OB/XF 26,771												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0	0003	R-1A	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					420,873				
TOTAL MARKET OB/XF VALUE					26,771				
TOTAL LAND VALUE - MARKET					302,500				
TOTAL MARKET VALUE					750,144				
SOH/AGL Deduction					127,722				
ASSESSED VALUE					622,422				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					622,422				
TOTAL JUST VALUE					750,144				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					675,695				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112130	H/AC	8,978	11/28/2011
20052019	ELEC OTHER	1,000	06/16/2005
20051942	SWIM POOL	30,000	06/08/2005
9996-B	NEW CONSTR	146,530	08/23/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2215/1879	7/26/2018	WD	Q	I	01	680,000			
GRANTOR: CAVENDER THOMAS I & G									
GRANTEE: ROWLAND DANIEL C &									
0788/0067	3/21/1997	WD	Q	I		210,500			
GRANTOR: CENTEX REAL ESTATE CO									
GRANTEE: CAVENDER THOMAS I &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W10 N2 FOP=[YR=1997] N11 W29 S11 E29 \$ W44 S16 FGR=[YR=1997] S22 E19 N22 W19 \$ E19 S17 E35 N31 \$ PTR= E15 FUS=[YR=1997] E55 S33 W13 N15 W10 S15 W13 N6 W5 S4 W9 N4 W5 N27 \$ W15 \$.									

Common: 302,500 PRINTED 08/02/2023 BY SYS