



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 60
Interior Floor	11	CLAY TILE 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.	1. 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	1,959	100	1,959	234,676
BAS	289	100	289	34,621
FGR	422	55	232	27,792
FOP	60	30	18	2,156

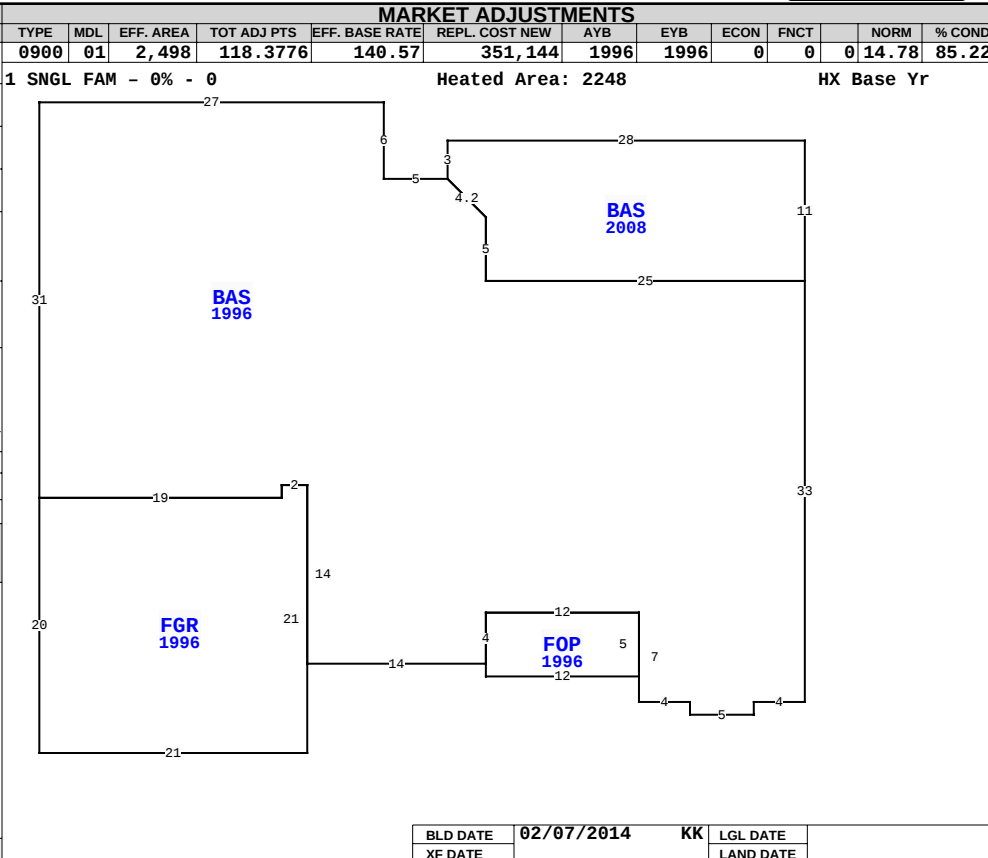
TOTALS	2,730		2,498	299,245
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	805.00	SF	6.50	6.50	100	1996	1996	3	73	3,820	
3	0825	BRICK	0	0	0	0	49.00	SF	12.50	12.50	100	2000	2000	3	94	576	
4	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	

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	0	0003	R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							



856 ATLANTIC VIEW DR, FERNANDINA BEACH

TOTAL OB/XF										7,236									
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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	2,498	118.3776	140.57	351,144	1996	1996	0	0	14.78	85.22

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		299,245
TOTAL MARKET OB/XF VALUE		7,236
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		608,981
SOH/AGL Deduction		118,052
ASSESSED VALUE		490,929
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		490,929
TOTAL JUST VALUE		608,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122516	RE-ROOF W/ARCH SH	15,500	12/14/2012
969784	NEW CONSTR	99,466	04/29/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2378/1157	7/16/2020	WD Q	I	01	
GRANTOR: MCKEE KELVIN KENT & V					
GRANTEE: CADE FAMILY TRUST					
1328/1509	6/27/2005	WD Q	I		
GRANTOR: ROSENTHAL ROBERT K					
GRANTEE: MCKEE KELVIN K & VI					

BUILDING NOTES

BAS=[YR=2008] W28 S3 BAS=[YR=1996] W5 N6 W27 S31
FGR=[YR=1996] S20 E21 N21 W2 S1 W19\$ E19 N1 E2 S14 E14
FOP=[YR=1996] S1 E12 N5 W12 S4\$ N4 E12 S7 E4 S1 E5 N1 E4 N33
W25 N5 U3 L3 \$ D3 R3 S5 E25 N11 \$.