

LOT 19 EX S-1  
IN OR 2343/1947  
OCEAN VIEW ESTATES PB 6/25-26

COLEMAN KENNETH MARTIN & LEANN RENE  
854 ATLANTIC VIEW DR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0019-0000



| 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 70      |
| Interior Floor           | 11 CLAY TILE 30   |
| 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 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1081.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,317            | 100         | 1,317        | 150,458              |
| FEP       | 200              | 80          | 160          | 18,279               |
| FGR       | 483              | 55          | 266          | 30,389               |
| FOP       | 40               | 30          | 12           | 1,371                |
| FUS       | 1,261            | 100         | 1,261        | 144,060              |
| PTO       | 340              | 5           | 17           | 1,943                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,641 |  | 3,033 | 346,498 |
|--------|-------|--|-------|---------|

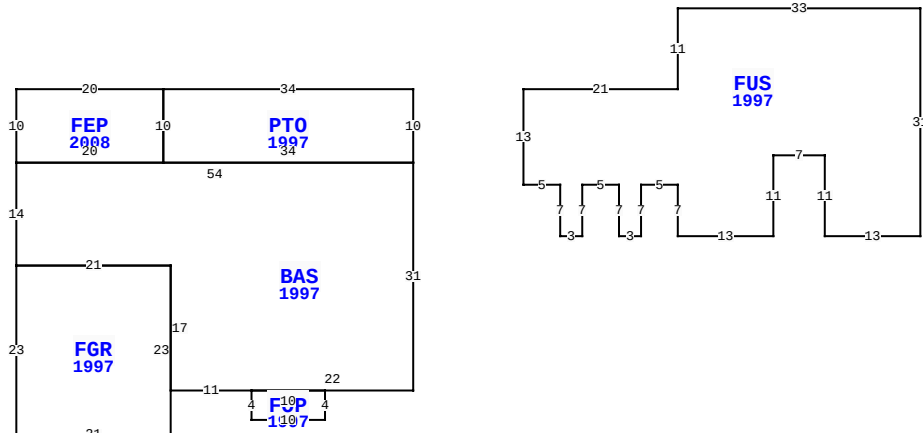
|                |  |
|----------------|--|
| EXTRA FEATURES |  |
|----------------|--|

| 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       | 1997    | 1997        | 3 | 81     | 1,620           |       |
| 2   | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 931.00   | SF | 5.20     | 5.20           | 100       | 1997    | 1997        | 3 | 75     | 3,631           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 25 | 3 | 75.00    | SF | 6.50     | 6.50           | 100       | 1997    | 1997        | 3 | 75     | 366             |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 387.00   | SF | 85.00    | 85.00          | 100       | 2005    | 2005        | 3 | 44     | 14,474          |       |
| 5   | 0845       | KOOL DECK   | 0 100   | 0  | 0 | 474.00   | SF | 7.25     | 7.25           | 100       | 2005    | 2005        | 3 | 87     | 2,990           |       |
| 6   | 0910       | SCRN RM L   | 0 100   | 0  | 0 | 1,061.00 | SF | 15.00    | 15.00          | 100       | 2005    | 2005        | 3 | 27     | 4,297           |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 27,378 |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |
|------------------|----------|--------------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 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 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/02/2023 BY SYS

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                                       | 01  | 3,033     | 112.1296    | 133.15         | 403,844        | 1997 | 1997 | 0    | 0    | 14.20 | 85.80  |
| 1 SNGL FAM - 100% - 2022 Heated Area: 2578 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |       |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 2              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 346,498     |   |
| TOTAL MARKET OB/XF VALUE  |           | 27,378      |   |
| TOTAL LAND VALUE - MARKET |           | 302,500     |   |
| TOTAL MARKET VALUE        |           | 676,376     |   |
| SOH/AGL Deduction         |           | 58,270      |   |
| ASSESSED VALUE            |           | 618,106     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |   |
| BASE TAXABLE VALUE        |           | 568,106     |   |
| TOTAL JUST VALUE          |           | 676,376     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 600,103     |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 20121759   | RE-ROOF           | 7,500   | 08/28/2012 |
| 20051119   | SCREEN ROOM FOR P | 10,000  | 01/25/2005 |
| 20002024   | GLASS ROOM ENCLOS | 0       | 01/21/2000 |
| 991329     | ELEC. FOR SWIM PO | 0       | 10/05/1999 |
| 990546     | SWIM POOL         | 0       | 05/28/1999 |
| 10321      | NEW CONSTR        | 132,758 | 02/20/1997 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2343/1947                      | 2/28/2020 | WD        | Q     | I     | 01     |
| GRANTOR: HIERS NILO P & ANGELI |           |           |       |       |        |
| GRANTEE: COLEMAN KENNETH MAR   |           |           |       |       |        |
| 0796/0942                      | 6/13/1997 | WD        | Q     | I     |        |
| GRANTOR: CENTEX REAL ESTATE CO |           |           |       |       |        |
| GRANTEE: HIERS NILO P & ANGE   |           |           |       |       |        |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PTO=[YR=1997] W34 FEP=[YR=2008] W20 S10 BAS=[YR=1997] S14 FGR=[YR=1997] S23 E21 N23 W21 \$E21 S17 E11 FOP=[YR=1997] S4 E10 N4 W10 \$ E22 N31 W54 \$ E20 N10\$ S10 E34 N10 \$ PTR=E15 FUS=[YR=1997] E21 N11 E33 S31 W13 N11 W7S11 W13 N7 W5 S7 W3 N7 W5 S7 W3 N7 W5 N13 \$ W15 \$ . |  |