



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	05	AVERAGE 70	0900	01	2,461	112.8864	134.05	329,897	1997	1997	0	0	0	14.20	85.80	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 30	1 SNGL FAM - 100% - 1998													Heated Area: 2169 HX Base Yr 1998									
Roof Structure	08	IRREGULAR 100														Tax Group: 2 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 283,052									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 22,818									
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET 302,500									
Interior Floor	08	SHT VINYL 20														TOTAL MARKET VALUE 608,370									
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 350,832																						
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 257,538																						
Bedrooms	4	100	TOTAL EXEMPTION VALUE HX HB 50,000																						
Bathrooms	2	100	BASE TAXABLE VALUE 207,538																						
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 608,370																						
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 529,841																						
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	2,169	100	2,169	249,467																					
FGR	420	55	231	26,569																					
FOP	50	30	15	1,725																					
FOP	153	30	46	5,290																					
TOTALS		2,792	2,461	283,052																					
EXTRA FEATURES		852 ATLANTIC VIEW DR, FERNANDINA BEACH													BLD DATE 02/07/2014 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE										
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	722.00	SF	5.20	5.20	100	1997	1997	3	75	2,816									
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1997	1997	3	75	424									
4	0861	POOL GUNIT	0	100	0	0	532.00	SF	85.00	85.00	100	1999	1999	3	25	11,305									
5	0845	KOOL DECK	0	100	0	0	543.00	SF	7.25	7.25	100	1999	1999	3	79	3,110									
6	0910	SCRN RM L	0	100	23	43	989.00	SF	15.00	15.00	100	1999	1999	3	20	2,967									
7	0940	SHEDS/PORT	0	100	16	6	96.00	SF	30.00	30.00	100	2000	2000	3	20	576									
LAND DESCRIPTION		TOTAL OB/XF 22,818																							
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								
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																									