

LOT 53
IN OR 1453/259
OCEAN VIEW ESTATES PB 6/25-26

HARRELL SARAH E
855 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	2,024	100	2,024	245,886
FGR	420	55	231	28,063
FOP	60	30	18	2,187
FOP	205	30	62	7,532

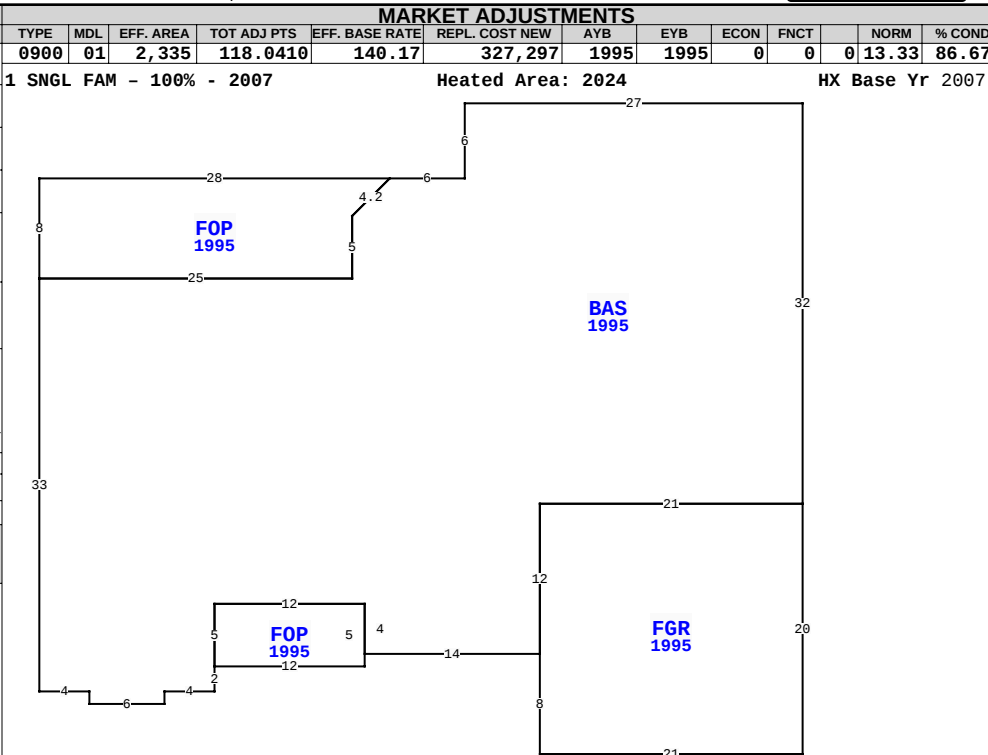
TOTALS	2,709	2,335	283,668
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EXTRA FEATURES		
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1995	1995	3	20	7,650	
2	0845	KOOL DECK	0	100	0	0	527.00	SF	7.25	7.25	100	1995	1995	3	72	2,751	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
4	0811	CONCRETE B	0	100	0	0	567.00	SF	5.20	5.20	100	1995	1995	3	72	2,123	
5	0910	SCRN RM L	0	100	26	35	910.00	SF	15.00	15.00	100	1995	1995	3	20	2,730	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	20	400	
8	0858	SCULP CONC	0	100	0	0	62.00	SF	13.00	13.00	100	2004	2004	3	96	774	
9	0858	SCULP CONC	0	100	0	0	140.00	SF	13.00	13.00	100	2004	2004	3	96	1,747	

LAND DESCRIPTION		
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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	000134	C	SFR POND	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							



855 ATLANTIC VIEW DR, FERNANDINA BEACH
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BLD DATE	02/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/IF																	19,955
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		283,668	
TOTAL MARKET OB/XF VALUE		19,955	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		606,123	
SOH/AGL Deduction		321,146	
ASSESSED VALUE		284,977	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		229,977	
TOTAL JUST VALUE		606,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131123	ROOF	18,500	05/21/2013
20052627	XFOB	1,000	09/07/2005
B959317	SWIM POOL	21,000	09/25/1995
B959239	NEW CONSTR	154,234	08/09/1995

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1453/0259	10/18/2006	WD Q	I
SALE PRICE			
460,000			

GRANTOR: HELTON JAMES M & MARY			
GRANTEE: KING BROM G & SARAH			
0941/1748	7/21/2000	QC U	I 01
5,300			
GRANTOR: HELTON MARY K			
GRANTEE: HELTON JAMES M & MA			

BUILDING NOTES		
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BUILDING DIMENSIONS		
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BAS=[YR=1995] W27 S6 W6 FOP=[YR=1995] W28 S8 E25 N5 R3 U3 U3 D3 L3 S5 W25 S33 E4 S1 E6 N1 E4 N2 FOP=[YR=1995] E12 N5 W12 S5 \$ N5 E12 S4 E14 FGR=[YR=1995] S8 E21 N20 W21 S12 \$ N12 E21 N32 \$.