

LOT 56
IN OR 2136/1236
OCEAN VIEW ESTATES PB 6/25-26

AGRICOLA WILLIAM L III
861 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0056-0000



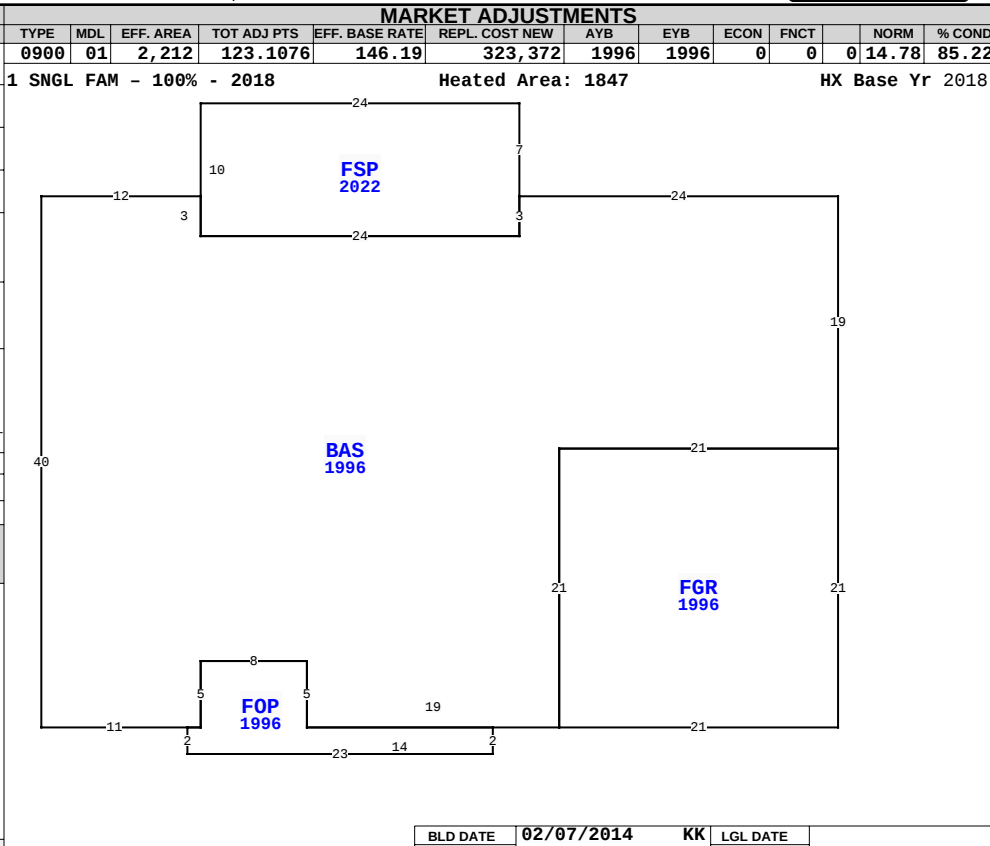
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating 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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1,847	230,105
FGR	441	55	243	30,274
FOP	86	30	26	3,239
FSP	240	40	96	11,960
TOTALS	2,614		2,212	275,578

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0855	CONC PAVER	0 100	0	0	886.00	SF	10.00	10.00	100	2022
3	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	10.00	100	2022
4	0855	CONC PAVER	0 100	0	0	169.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	R-1A	0.00	0.00	1.00	LT	1.00



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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			275,578
TOTAL MARKET OB/XF VALUE			14,430
TOTAL LAND VALUE - MARKET			302,500
TOTAL MARKET VALUE			592,508
SOH/AGL Deduction			317,666
ASSESSED VALUE			274,842
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			224,842
TOTAL JUST VALUE			592,508
NCON VALUE			10,517
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			499,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211625	ADDITION	0	10/12/2021
959515	NEW CONSTR	91,644	12/20/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2136/1236	7/31/2017	WD	Q	I	01
GRANTOR: FLOYD LIVING TRUST ET					
GRANTEE: AGRICOLA WILLIAM L					
1463/0826	12/05/2006	WD	U	I	01
GRANTOR: FLOYD FERNANDO & IREN					
GRANTEE: FLOYD F & IRENE V T					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1996] W24 FSP=[YR=2022] N7 W24 S10 E24 N3 \$ S3 W24 N3 W12 S40 E11 FOP=[YR=1996] S2 E23 N2 W14 N5 W8 S5 W1 \$ E1 N5 E8 S5 E19 FGR=[YR=1996] E21 N21 W21 S21 \$ N21 E21 N19 \$.					