

LOT 57
IN OR 1821/1013
OCEAN VIEW ESTATES 6/25-26

HARTING PAULA D
863 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0057-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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

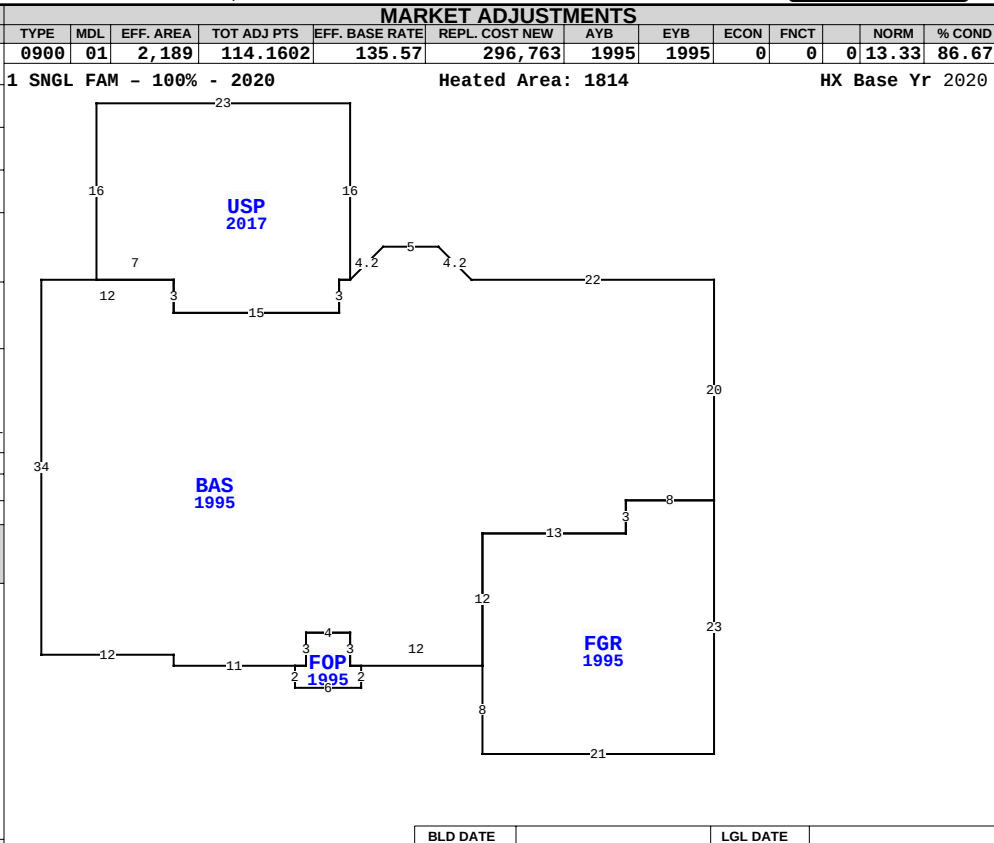
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1,814	213,142
FGR	444	55	244	28,670
FOP	24	30	7	822
USP	413	30	124	14,570
TOTALS	2,695		2,189	257,204

EXTRA FEATURES	
L N	OB/XF CODE

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0810	CONCRETE A	0 100	0	0	858.00	SF	6.50	6.50	100	1995	1995	3	72	4,015	

LAND DESCRIPTION	
L N	USE CODE
1	000134



863 ATLANTIC VIEW DR, FERNANDINA BEACH
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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
858.00	SF	6.50	6.50	100	1995	1995	3	72	4,015	

TOTAL OB/XF											6,780	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	3

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,204
TOTAL MARKET OB/XF VALUE	6,780
TOTAL LAND VALUE - MARKET	302,500
TOTAL MARKET VALUE	566,484
SOH/AGL Deduction	183,611
ASSESSED VALUE	382,873
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	332,873
TOTAL JUST VALUE	566,484
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172889	SCRNRM	11,838	09/22/2017
20121668	H/AC	3,597	08/15/2012
20121668	RECEPTACLES INSTA	200	08/15/2012
9322	NEW CONSTR	15,121	09/27/1995

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BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1995] W22 U3 L3 W5 D3 L3 USP=[YR=2017] N16 W23 S16 E7 S3 E15 N3 E1\$ W1 S3 W15 N3 W12 S34 E12 S1 E11 FOP=[YR=1995] S2 E6 N2 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E12 FGR=[YR=1995] S8 E21 N23 W8 S3 W13 S12\$ N12 E13 N3 E8 N20\$.	