

LOT 59
IN OR 2166/375
OCEAN VIEW ESTATES PB 6/25-26

GUEDEZ GUSTAVO ENRIQUE G/ROMERO LUISANA GUEVARA
867 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0059-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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

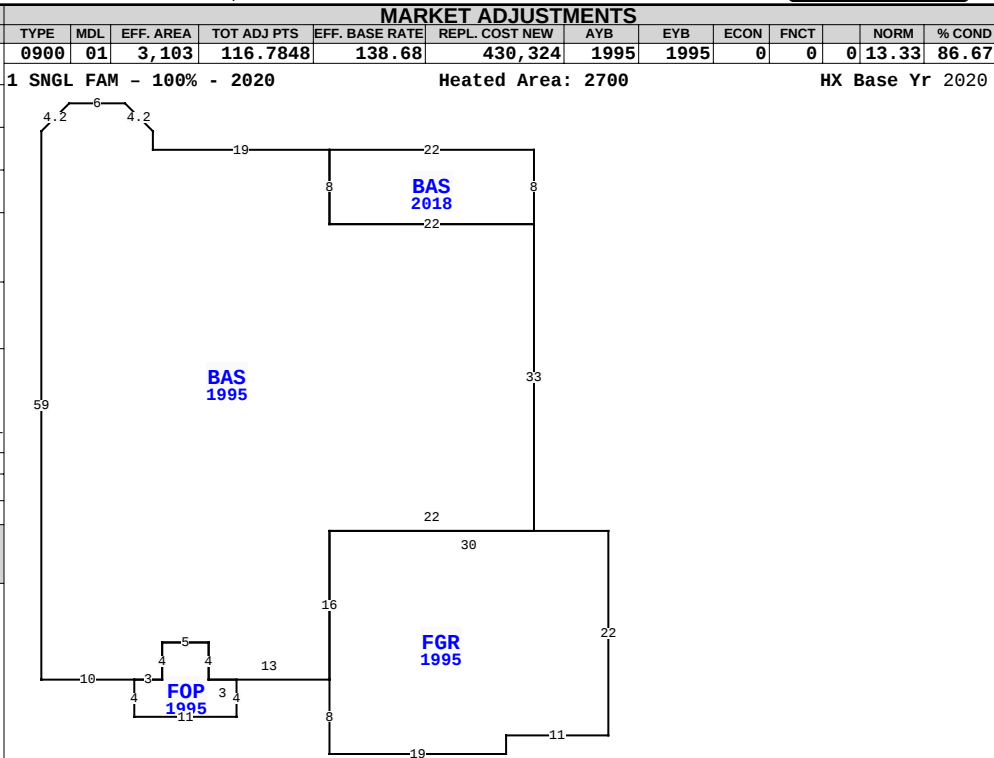
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	303,369
BAS	176	100	176	21,154
FGR	698	55	384	46,154
FOP	64	30	19	2,284

TOTALS	3,462	3,103	372,962
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,080.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
4	0835	QUARY TILE	0	100	4	4	16.00	SF	10.00	10.00	
5	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	
6	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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



BLD DATE	02/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

867 ATLANTIC VIEW DR, FERNANDINA BEACH

TOTAL OB/XF											
11,216											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		372,962	
TOTAL MARKET OB/XF VALUE		11,216	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		686,678	
SOH/AGL Deduction		286,441	
ASSESSED VALUE		400,237	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		350,237	
TOTAL JUST VALUE		686,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181704	ENCLFOP	75,000	05/18/2018
959091	NEW CONSTR	98,694	05/22/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2166/0375	12/20/2017	WD Q	I	I	02
GRANTOR: ORLOWSKY DAVID & ESTH					SALE PRICE
GRANTEE: GUEDEZ GUSTAVO E G					449,000
1329/0813	6/29/2005	WD Q	I	I	
GRANTOR: PATERSON ROBERT & BET					522,500
GRANTEE: ORLOWSKY DAVID & ES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W22 BAS=[YR=1995] W19 N2 L3 U3 W6 L3 D3 S59 E10 FOP=[YR=1995] S4E11 N4 W3 N4 W5 S4 W3 \$ E3 N4 E5 S4 E13 FGR=[YR=1995] S8 E19 N2 E11 N22 W30 S16 \$ N16 E22 N33 W22 N8 \$ S8 E22 N8 \$.											