

LOT 61
IN OR 1720/350
OCEAN VIEW ESTATES PB 6/25-26

STURGESS ROBERT H & ANAN L
871 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0061-0000



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	10	ABOVE AVG 70	0900	01	3,890	117.0180	138.96	540,554	1997	2000	0	0	0	10.65	89.35	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2012													Heated Area: 3412														
Roof Structure	08	IRREGULAR 100														HX Base Yr 2012														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 60																												
Interior Floo	15	HARDTILE 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3.5	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	313,382																										
BAS	888	100	888	110,254																										
FGR	253	55	139	17,258																										
FGR	456	55	251	31,164																										
FOP	64	30	19	2,359																										
FOP	96	30	29	3,601																										
FOP	134	30	40	4,966																										
TOTALS			4,415	3,890	482,985																									
EXTRA FEATURES			871 ATLANTIC VIEW DR, FERNANDINA BEACH																											
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													
2	0810	CONCRETE A	0	100	0	0	1,009.00	SF	6.50	6.50	100	1997	1997	3	75	4,919														
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1997	1997	3	75	351														
4	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	2000	2000	3	80	1,591														
5	0462	ST/AL FNC	0	100	21	4	84.00	SF	10.00	10.00	100	2003	2003	3	36	302														
6	0861	POOL GUNIT	0	100	40	12	480.00	SF	85.00	85.00	100	2003	2003	3	36	14,688														
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2003	2003	3	22	880														
8	0910	SCRN RM L	0	100	52	20	1,040.00	SF	15.00	15.00	100	2003	2003	3	22	3,432														
9	0845	KOOL DECK	0	100	0	0	560.00	SF	14.50	14.50	100	2003	2003	3	84	6,821														
10	0920	CWALL-WD/M	0	100	0	0	77.00	LF	936.00	936.00	100	2009	2009	3	45	32,432														
TOTAL OB/XF																	65,416													
LAND DESCRIPTION			TOTAL OB/XF																											
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		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 05/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/02/2023 BY SYS																														