LOT 62
IN OR 758 PG 1313
OCEAN VIEW ESTATES PB 6/25-26

STANDARD DR PAUL G
873 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0062-0000

BUILDING CHARACTERISTICS

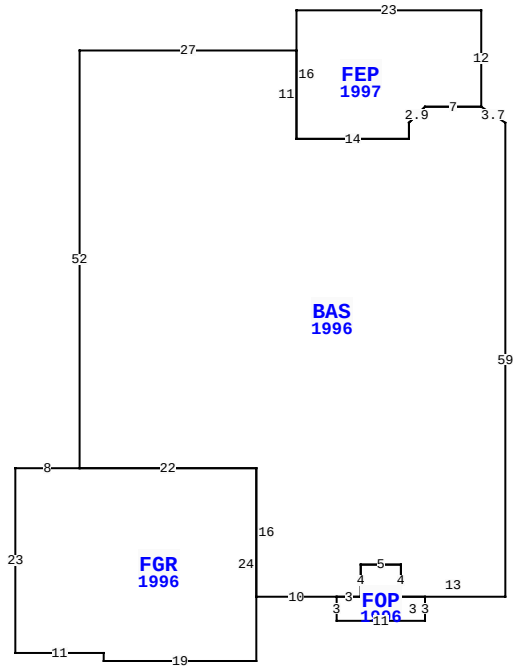
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,989	100	2,989	325,864
FEP	334	80	267	29,109
FGR	709	55	390	42,518
FOP	53	30	16	1,744
TOTALS	4,085		3,662	399,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,662	114.0480	135.43	495,945	1996	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1997 Heated Area: 2989 HX Base Yr 1997



873 ATLANTIC VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		399,236
TOTAL MARKET OB/XF VALUE		20,699
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		722,435
SOH/AGL Deduction		411,444
ASSESSED VALUE		310,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,991
TOTAL JUST VALUE		722,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131121	ROOF	18,500	05/21/2013
984433	ADDITION	12,247	10/21/1998
10554B	ADDITION	5,606	06/19/1997
B9746	ADDITION	2,267	04/10/1996
B959443	NEW CONSTR	93,196	11/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0758/1313	5/02/1996	WD	Q	I		178,300

GRANTOR: CENTEX REAL ESTATE CO
GRANTEE: STANDARD DR PAUL G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] U2 L3 FEP=[YR=1997] N12 W23 S16 E14 N2 R2 U2 E7$ W7 D2 L2 S2 W14 N11 W27 S52 FGR=[YR=1996] W8 S23 E11 S1 E19 N24 W22$ E22 S16 E10 FOP=[YR=1996] S3 E11 N3 W3 N4 W5 S4 W3$ E3 N4 E5 S4 E13 N59$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0810	CONCRETE A	0	100	26	44	1,144.00	SF	6.50	6.50	100	1996	1996	3	73	5,428	
4	0810	CONCRETE A	0	100	9	13	117.00	SF	6.50	6.50	100	1998	1998	3	77	586	
5	1127	BRICK 8"	0	100	5	9	45.00	SF	11.00	11.00	100	1998	1998	3	93	460	
8	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1998	1998	3	77	526	
9	0810	CONCRETE A	0	100	0	0	309.00	SF	6.50	6.50	100	1999	1999	3	79	1,587	
10	0858	SCULP CONC	0	100	13	9	117.00	SF	13.00	13.00	100	1999	1999	3	94	1,430	
11	0858	SCULP CONC	0	100	0	0	570.00	SF	13.00	13.00	100	1999	1999	3	94	6,965	
12	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1999	1999	3	20	40	
13	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	100	1998	1998	3	93	491	

TOTAL OB/XF 19,113

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/02/2023 BY SYS

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14	0461	IRON FENCE	0	100	0	0	209.00	SF	8.50	8.50	100	1999	1999	3	84	1,492	
15	0825	BRICK	0	100	4	2	8.00	SF	12.50	12.50	100	1999	1999	3	94	94	

LAND DESCRIPTION

TOTAL OB/XF 1,586

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/02/2023 BY SYS