



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	15	HARDTILE 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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,515	100	2,515	342,475
FGR	698	55	384	52,291
FOP	64	30	19	2,588
FOP	176	30	53	7,218
FSP	96	40	38	5,174

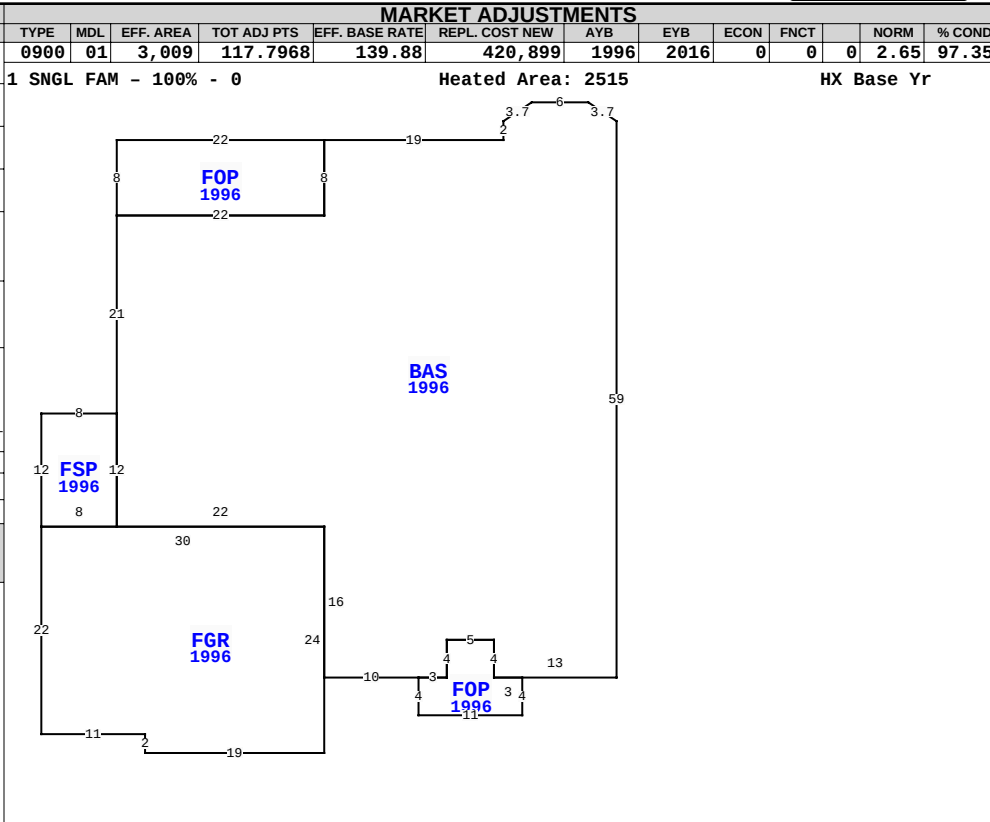
TOTALS	3,549		3,009	409,745
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EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
4	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	85.00	100	1996	1996	3	20	5,100	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
6	0845	KOOL DECK	0 100	0	0	360.00	SF	7.25	7.25	100	1996	1996	3	73	1,905	
7	0911	SCRN RM A	0 100	15	44	660.00	SF	17.50	17.50	100	1996	1996	3	20	2,310	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	20	400	
9	1126	CB/STC 8"	0 100	61	5	305.00	SF	8.00	8.00	100	1997	1997	3	75	1,830	
10	0855	CONC PAVER	0 100	0	0	1,144.00	SF	10.00	10.00	100	2022	2022	3	100	11,440	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							



BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

2807 ATLANTIC VIEW DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,009	117.7968	139.88	420,899	1996	2016	0	0	0	2.65	97.35

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		409,745
TOTAL MARKET OB/XF VALUE		24,785
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		737,030
SOH/AGL Deduction		435,790
ASSESSED VALUE		301,240
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,240
TOTAL JUST VALUE		737,030
NCON VALUE		11,440
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110620	H/AC	6,500	04/25/2011
20022027	SCREEN ROOM	8,000	11/26/2002
10266B	XFOB	7,813	01/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1946	1/11/2023	WD	Q	I	01	928,000
GRANTOR: CRUM BERNARD JOHN & M						
GRANTEE: PARSONS KENDALL & C						
0777/0084	11/18/1996	WD	Q	I		205,700
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: CRUM BERNARD JOHN &						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1996] U2 L3 W6 L3 D2 S2 W19 FOP=[YR=1996] W22 S8 E22 N8 \$ S8 W22S21 FSP=[YR=1996] W8 S12 FGR=[YR=1996] S22E11 S2 E19 N24 W30 \$ E8 N12 \$ S12 E22 S16 E10 FOP=[YR=1996] S4 E11N4 W3 N4 W5 S4 W3 \$ E3 N4 E5 S4 E13 N59 \$.	