

LOT 1
IN OR 1353/1642
PARKVIEW PB 6/390

KLAUDER JAMES R & PENKA V
811 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

2023

00-00-31-163V-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	219,620
FGR	463	55	255	31,587
FOP	40	30	12	1,486
FSP	168	40	67	8,299
FUS	449	100	449	55,617

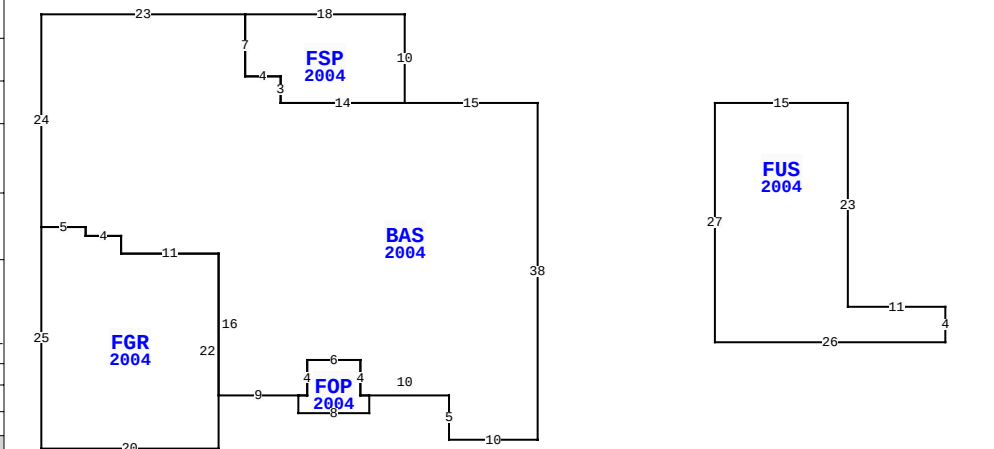
TOTALS	2,893		2,556	316,610
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0877	JACUZZI
2	0810	CONCRETE A
3	0810	CONCRETE A
4	0810	CONCRETE A
5	0810	CONCRETE A

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	100	2004	2004	3	24	240	
2	0810	CONCRETE A	0	100	10	18	180.00	SF	6.50	100	2004	2004	3	86	1,006	
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	100	2004	2004	3	86	134	
4	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	100	2004	2004	3	86	447	
5	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50	100	2004	2004	3	86	3,488	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,556	114.6240	136.12	347,923	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2006											
Heated Area: 2222											
HX Base Yr 2006											



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

811 W PARKVIEW PL, FERNANDINA BEACH

TOTAL OB/XF											
5,315											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		316,610	
TOTAL LAND VALUE - MARKET		5,315	
TOTAL MARKET VALUE		110,000	
SOH/AGL Deduction		431,925	
ASSESSED VALUE		218,381	
TOTAL EXEMPTION VALUE		213,544	
BASE TAXABLE VALUE		55,000	
TOTAL JUST VALUE		158,544	
NCON VALUE		431,925	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		481,964	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040350	NEW CONSTR	148,000	02/26/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1353/1642	9/28/2005	WD	Q	I	
GRANTOR: OLIN MARK R & JANET E					SALE PRICE
GRANTEE: KLAUDER JAMES R & P					379,900
1255/1894	8/30/2004	WD	Q	I	
GRANTOR: JAMES R HANNAH INC					278,600
GRANTEE: OLIN MARK R & JANET					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W15 FSP=[YR=2004] N10 W18 S7 E4 S3 E14\$ W14 N3 W4 N7 W23 S24 FGR=[YR=2004] S25 E20 N22 W11 N2 W4 N1 W5\$ E5 S1 E4 S2 E11 S16 E9 FOP=[YR=2004] S2 E8 N2 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E10 S5 E10 N38\$ PTR=E20 FUS=[YR=2004] E15 S23 E11 S4 W26 N27\$ W20\$.	