LOT 2
PARKVIEW PB 6/390

TAYLOR TAMMY J & THOMAS J JR
831 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

2023

00-00-31-163V-0002-0000

BUILDING CHARACTERISTICS

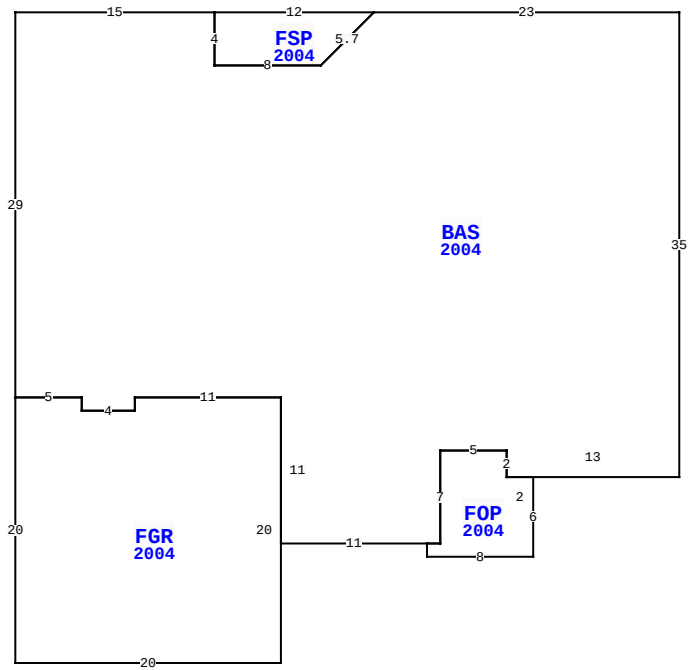
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	209,102
FGR	396	55	218	27,728
FOP	53	30	16	2,035
FSP	40	40	16	2,035
TOTALS	2,133		1,894	240,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,894	117.6980	139.77	264,724	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 1644 HX Base Yr 2020



831 W PARKVIEW PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,899
TOTAL MARKET OB/XF VALUE		14,875
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		365,774
SOH/AGL Deduction		101,026
ASSESSED VALUE		264,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,748
TOTAL JUST VALUE		365,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170798	12X16 SCRN	4,329	03/20/2017
20100671	FENCE	3,114	04/26/2010
20062093	3-HD IRRIGATION	2,800	09/13/2006
20041941	NEW CONSTR	2,000	10/21/2004
20041844	H/AC	4,000	10/12/2004
20041308	NEW CONSTR	5,000	07/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/0502	8/15/2019	WD	Q	I	01	332,500
GRANTOR: HAMPTON CHRISTOPHER K						
GRANTEE: TAYLOR TAMMY J & TH						
2097/0784	1/24/2017	WD	Q	I	02	275,000
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: HAMPTON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FSP=[YR=2004] W12 S4 E8 R4 U4 $ D4 L4 W8 N4 W15 S29 FGR=[YR=2004] S20 E20 N20 W11 S1 W4 N1 W5$ E5 S1 E4 N1 E11 S11 E11 FOP=[YR=2004] S1 E8 N6 W2 N2 W5 S7 W1$ E1 N7 E5 S2 E13 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0810	CONCRETE A	0	100	41	17	697.00	SF	6.50	6.50	100	2004	2004	3	86	3,896	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2004	2004	3	86	436	
4	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073	
5	0462	ST/AL FNC	0	100	120	5	600.00	SF	10.00	10.00	100	2009	2009	3	60	3,600	
6	0911	SCRN RM A	0	100	12	16	192.00	SF	17.50	17.50	100	2017	2017	3	82	2,755	

LAND DESCRIPTION

TOTAL OB/XF 14,875

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	000100	C	SFR	100	0003	R-1	80.00	100.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 06/14/2017 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS