



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	1027.00
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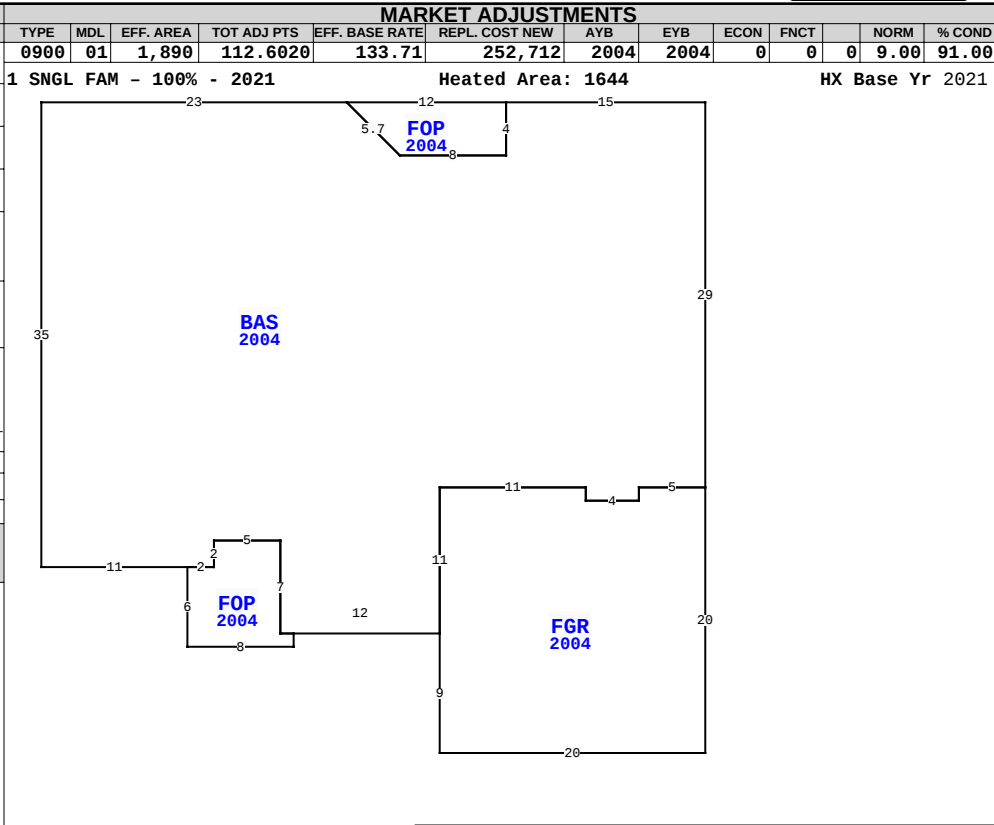
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	200,035
FGR	396	55	218	26,526
FOP	40	30	12	1,461
FOP	53	30	16	1,946

TOTALS	2,133		1,890	229,968
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
2	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	
3	0810	CONCRETE A	0 100	40	17	680.00	SF	6.50	
4	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	
5	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	80.00	100.00	1.00

REVIEW DATE	07/10/2018	BY	DJX
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891 W PARKVIEW PL, FERNANDINA BEACH

991 W PARKVIEW PL, FERNANDINA BEACH					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240		
84.00	SF	6.50	6.50	100	2004	2004	3	86	470		
680.00	SF	6.50	6.50	100	2004	2004	3	86	3,801		
192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073		
150.00	LF	32.00	32.00	100	2006	2006	3	72	3,456		
2.00	UT	300.00	300.00	100	2006	2006	3	72	432		

TOTAL OB/XF										9,472		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE	PRICE	PRICE
03	R-1	80.00	100.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000.00

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0	Common: 110,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		229,968	
TOTAL MARKET OB/XF VALUE		9,472	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		349,440	
SOH/AGL Deduction		48,717	
ASSESSED VALUE		300,723	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		250,723	
TOTAL JUST VALUE		349,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071038	VINYL FENCE	4,100	06/11/2007
20041244	NEW CONSTR	110,000	07/07/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2392/1304	9/09/2020	WD Q	Q	I	01
GRANTOR: KNAUER JOSHUA F & GIN					
GRANTEE: SIMPSON RACHEL & JO					
1283/0358	12/22/2004	WD Q	Q	I	
GRANTOR: ROWAN SHARON TRUSTEE					
GRANTEE: KNAUER JOSHUA F & G					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W15 FOP=[YR=2004] W12 D4 R4 E8N4SS4W8 U4 L4 W23 S35 E11 FOP=[YR=2004] S6 E8 N1 W1 N7 W5 S2 W2\$ E2 N2 E5 S7 E12 FGR=[YR=2004] S9 E20 N20 W5 S1 W4 N1 W11 S11\$ N11 E11 S1 E4 N1 E5 N29\$.									