

LOT 7
IN OR 2003/1411
PARKVIEW PB 6/390

BROWN JUSTIN & KEESHA
4400 PARSON RD
INDIAN HEAD, MD 20886

2023

00-00-31-163V-0007-0000



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	11	CLAY TILE 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

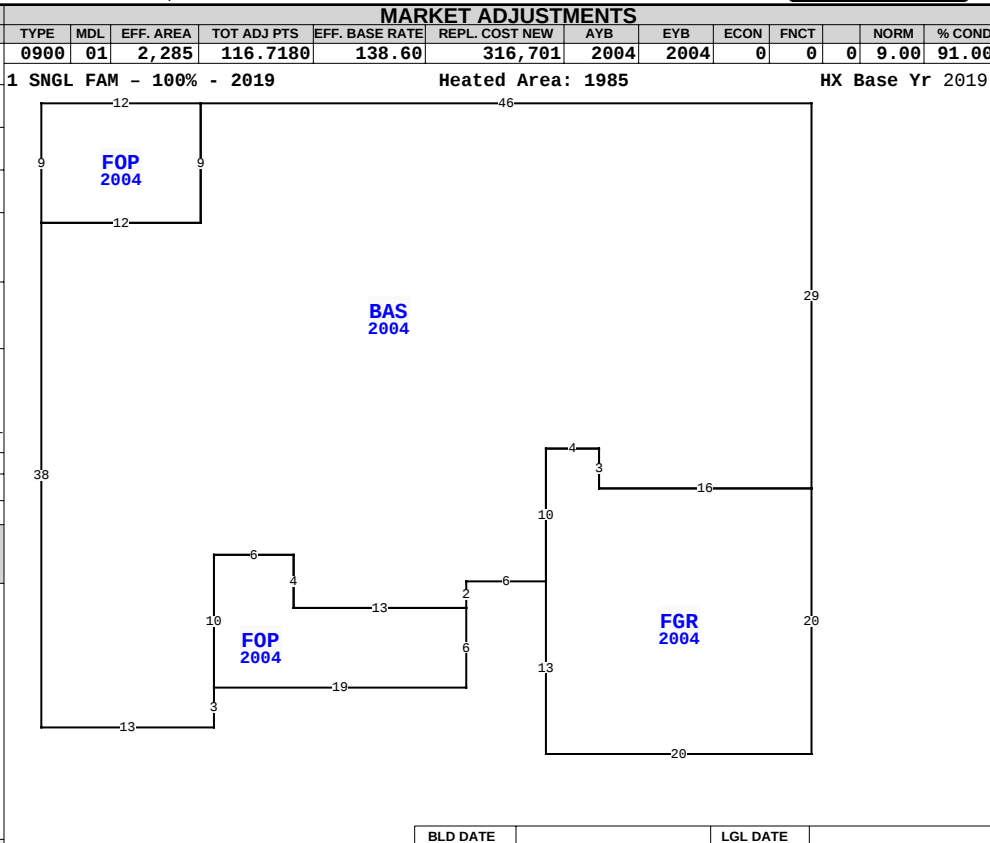
NEIGHBORHOOD/LOC	1027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	1,985	250,360
FGR	412	55	227	28,630
FOP	108	30	32	4,036
FOP	138	30	41	5,172
TOTALS	2,643		2,285	288,198

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2004	2004	3	86	3,578	
2	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	6.50	100	2004	2004	3	86	570	
3	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



832 W PARKVIEW PL, FERNANDINA BEACH

TOTAL OB/XF																5,221
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	75.00	100.00	1.00	LT		1.00	1.00	1.10	110,000.00	121,000.00	121,000							

NASSAU COUNTY PROPERTY																PAGE 1 of 1	2
VALUATION SUMMARY																STANDARD	
VALUATION BY																Tax Group: 2	
BUILDING MARKET VALUE																288,198	
TOTAL MARKET OB/XF VALUE																5,221	
TOTAL LAND VALUE - MARKET																121,000	
TOTAL MARKET VALUE																414,419	
SOH/AGL Deduction																171,026	
ASSESSED VALUE																243,393	
TOTAL EXEMPTION VALUE																50,000	
BASE TAXABLE VALUE																193,393	
TOTAL JUST VALUE																414,419	
NCON VALUE																0	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																386,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041847	OTHER	2,000	10/12/2004
20040859	NEW CONSTR	140,000	05/07/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2003/1411	9/03/2015	WD	Q	I	02	300,000	
GRANTOR: SIEGEL MARY T P/R							
GRANTEE: BROWN JUSTIN & KEES							
1273/0677	11/12/2004	WD	Q	I		274,000	
GRANTOR: JAMES R HANNAH INC							
GRANTEE: CLAYTON ANTHONY J							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2004] W46 FOP=[YR=2004] W12 S9 E12 N9\$ S9 W12 S38 E13 N3 FOP=[YR=2004] E19 N6 W13 N4 W6 S10\$ N10 E6 S4 E13 N2 E6 FGR=[YR=2004] S13 E20 N20 W16 N3 W4 S10\$ N10 E4 S3 E16 N29\$.															