LOT 9
IN OR 1271/286
PARKVIEW PB 6/390

KELLER ROBERT J & SANDRA L
872 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-163V-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

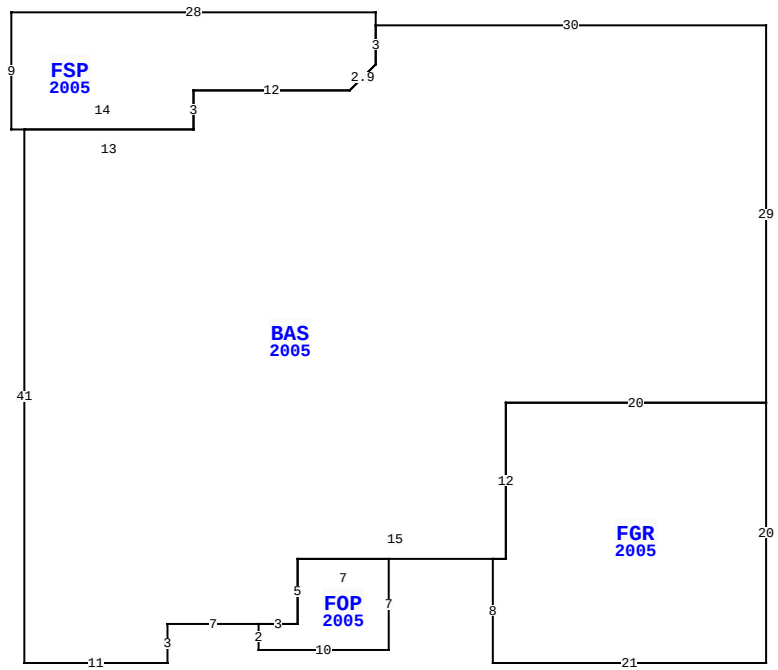
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,063 | 100 | 2,063 | 262,722 |
| FGR | 408 | 55 | 224 | 28,526 |
| FOP | 55 | 30 | 16 | 2,038 |
| FSP | 208 | 40 | 83 | 10,570 |
| TOTALS | 2,734 | | 2,386 | 303,856 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,386 | 117.2080 | 139.18 | 332,083 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2006 Heated Area: 2063 HX Base Yr 2006




872 W PARKVIEW PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 303,856 |
| TOTAL MARKET OB/XF VALUE | | 10,016 |
| TOTAL LAND VALUE - MARKET | | 121,000 |
| TOTAL MARKET VALUE | | 434,872 |
| SOH/AGL Deduction | | 219,812 |
| ASSESSED VALUE | | 215,060 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 165,060 |
| TOTAL JUST VALUE | | 434,872 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 403,299 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20052090 | SCREEN ENCLOSURE | 1,000 | 06/28/2005 |
| 20051861 | VINYL FENCE | 1,000 | 05/27/2005 |
| 20051022 | H/AC | 4,000 | 01/10/2005 |
| 20041865 | NEW CONSTR | 145,000 | 10/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1273/0497 | 11/12/2004 | WD | U | V | 07 | 100 |
| GRANTOR: AMELIA ISLAND LAND | | | | | | |
| GRANTEE: ROWEN SHARON TRUSTE | | | | | | |
| 1271/0283 | 11/03/2004 | WD | U | V | 19 | 51,500 |
| GRANTOR: AMELIA ISLAND LAND | | | | | | |
| GRANTEE: ROWAN SHARON TRUSTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W30 FSP=[YR=2005] N1 W28 S9 E14 N3 E12 U2 R2 N3$ S3 L2 D2 W12 S3 W13 S41 E11 N3 E7 FOP=[YR=2005] S2 E10 N7 W7 S5 W3 $ E3 N5 E15 FGR=[YR=2005] S8 E21 N20 W20 S12 W1 $ E1 N12 E20 N29 $ .

## 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 | 0877 | JACUZZI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2005 | 2005 | 3 | 27 | 270 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 9 | 12 | 108.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 611 | |
| 4 | 0910 | SCRN RM L | 0 | 100 | 9 | 12 | 108.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 27 | 437 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 39 | 21 | 819.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 4,631 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 28 | 3 | 84.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 475 | |
| 7 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 64.00 | LF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 69 | 442 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,016

| 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 | 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 | | | | | | | |

REVIEW DATE 07/10/2018 BY DJX Total Acres: 0.00 Total Land Value: 121,000 Market: 0 Agricultural: 0 Common: 121,000 PRINTED 08/02/2023 BY SYS