

LOT 14
L/E OR 1871/1937
PARKVIEW PB 6/390

BEACH JOHN F & COLEEN P L/E/JOHN & COLEEN P BEACH
861 PARKVIEW PL E
FERNANDINA BEACH, FL 32034

2023

00-00-31-163V-0014-0000



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	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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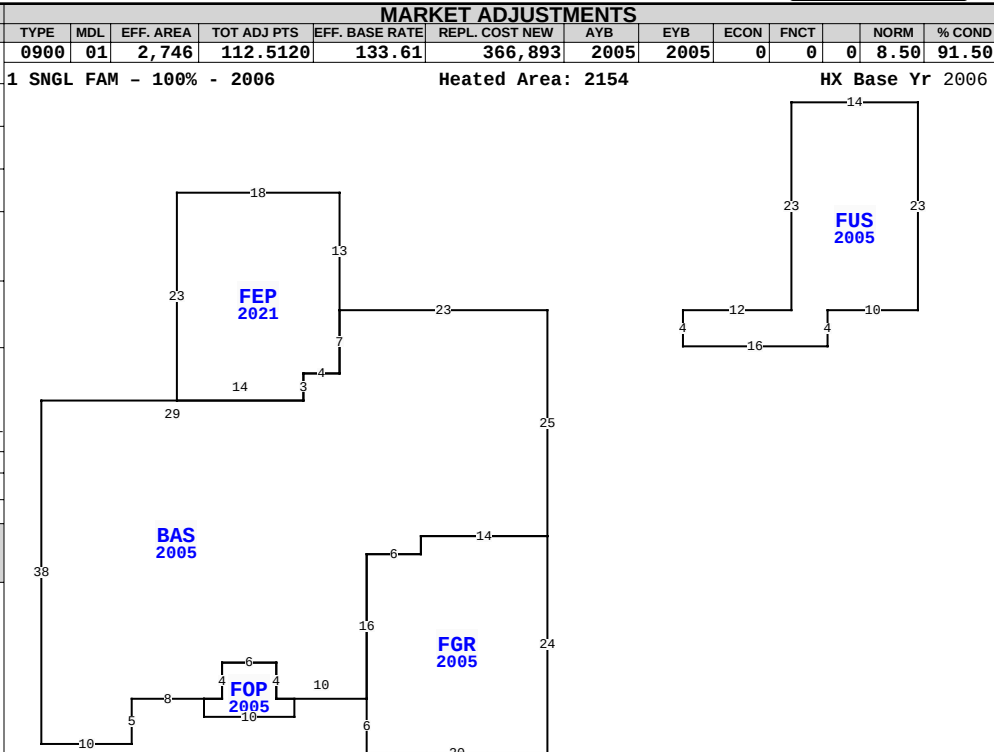
NEIGHBORHOOD/LOC	1027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	216,143
FEP	402	80	322	39,365
FGR	468	55	257	31,419
FOP	44	30	13	1,589
FUS	386	100	386	47,189

TOTALS	3,068		2,746	335,707
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	2005
2	0810	CONCRETE A	0 100	45	16	720.00	SF	6.50	6.50	100	2005
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	R-1	75.00	100.00	1.00	LT	



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

861 E PARKVIEW PL, FERNANDINA BEACH

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2005	3	87	1,086	
2005	3	87	4,072	
2005	3	87	407	

TOTAL OB/XF											
5,565											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		335,707	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		462,272	
SOH/AGL Deduction		ASSESSED VALUE		247,659	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		462,272	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				430,362	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200622	ADDITION	38,000	10/20/2020
20120486	SPA 50 AMP	500	03/23/2012
20120472	6' FENCE	0	03/20/2012
20042417	NEW CONSTR	2,000	12/27/2004
20042392	H/AC	8,000	12/20/2004
20042108	NEW CONSTR	5,000	11/10/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1871/1937	8/05/2013	QC	U	I	11
GRANTOR: BEACH JOHN F & COLEEN					
GRANTEE: BEACH JOHN F & COLE					
1266/1937	10/19/2004	WD	U	V	07
GRANTOR: AMELIA ISLAND LAND					
GRANTEE: ROWAN SHARON TRUSTE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W23 FEP=[YR=2021] N13 W18 S23 E14 N3 E4 N7 \$ S7 W4 S3 W29 S38 E10 N5 E8 FOP=[YR=2005] S2 E10 N2 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E10 FGR=[YR=2005] S6 E20 N24 W14S2 W6 S16 \$ N16 E6 N2 E14 N25 \$ PTR= E15 FUS=[YR=2005] E12 N23 E14 S23 W10 S4 W16 N4 \$ W15 \$.											