LOT 20
IN OR 2111/85
PARKVIEW PB 6/390

WHICKER DANA R & SUSAN
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-163V-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

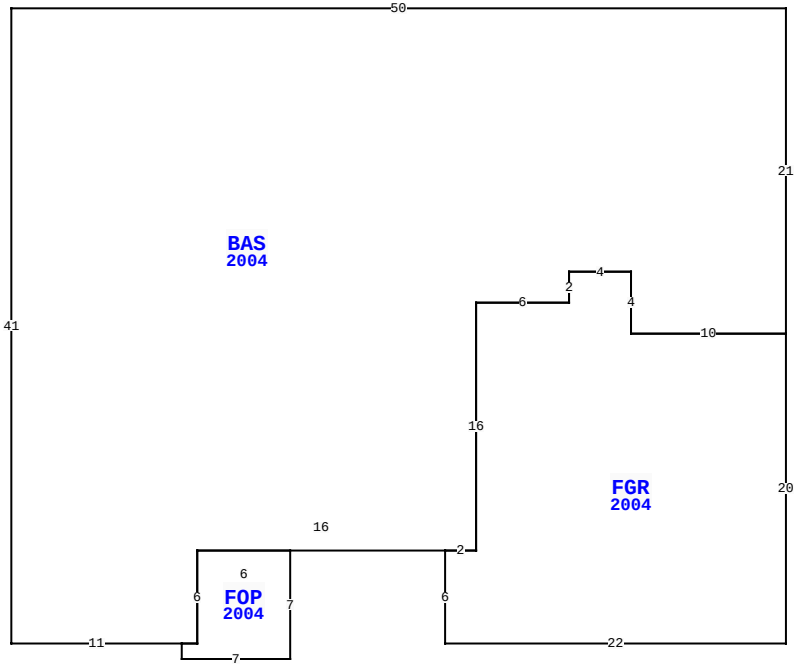
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,514	100	1,514	187,496
FGR	440	55	242	29,970
FOP	43	30	13	1,610
TOTALS	1,997		1,769	219,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,769	114.6000	136.09	240,743	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1514 HX Base Yr



842 E 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	219,076
TOTAL MARKET OB/XF VALUE	5,416
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	334,492
SOH/AGL Deduction	0
ASSESSED VALUE	334,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,492
TOTAL JUST VALUE	334,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051910	FENCE	1,000	06/07/2005
20040903	NEW CONSTR	110,000	05/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/0085	3/31/2017	WD	Q	I	01	260,000
GRANTOR: ALLEN MARK BURNS & SO						
GRANTEE: WHICKER DANA R & SU						
1261/1554	9/28/2004	WD	Q	I		200,200
GRANTOR: JAMES R HANNAH INC						
GRANTEE: ALLEN MARK B & SOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S41 E11 FOP=[YR=2004] S1 E7 N7 W6 S6 W1$ E1 N6 E16 FGR=[YR=2004] S6 E22 N20 W10 N4 W4 S2 W6 S16 W2$ E2 N16 E6 N2 E4 S4 E10 N21$.

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	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2004	2004	3	86	352	
3	0810	CONCRETE A	0	0	42	17	714.00	SF	6.50	6.50	100	2004	2004	3	86	3,991	

LAND DESCRIPTION

TOTAL OB/XF 5,416

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	0	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 07/10/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS