

LOT 21
IN OR 2122/1451
PARKVIEW PB 6/390

CARPER MELINDA & GEORGE
862 PARKVIEW PLACE E
FERNANDINA BEACH, FL 32034

2023

00-00-31-163V-0021-0000



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 70
Interior Floo	15	HARDTILE 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

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	56	30	17	2,068

TOTALS 2,136 1,891 230,090

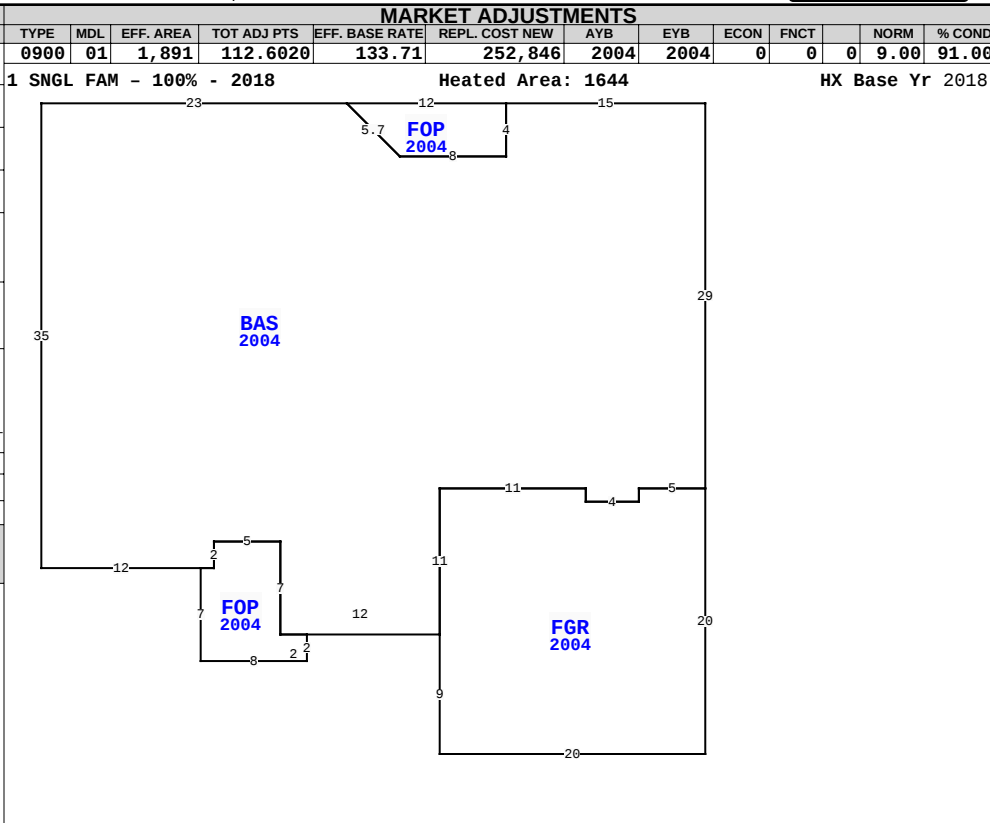
EXTRA FEATURES

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	10 14	140.00	SF	6.50	6.50	100	2004	2004	3	86	783	
2	0810	CONCRETE A	0 100	27 3	81.00	SF	6.50	6.50	100	2004	2004	3	86	453	
3	0810	CONCRETE A	0 100	41 17	697.00	SF	6.50	6.50	100	2004	2004	3	86	3,896	

LAND DESCRIPTION

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	000100	C	SFR	100	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



862 E PARKVIEW PL, FERNANDINA BEACH

TOTAL OB/XF															5,132
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Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,090
TOTAL MARKET OB/XF VALUE		5,132
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		345,222
SOH/AGL Deduction		102,679
ASSESSED VALUE		242,543
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		187,543
TOTAL JUST VALUE		345,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051375	FENCE	1,000	03/09/2005
20040858	NEW CONSTR	115,000	05/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2122/1451	5/25/2017	WD	Q	I	01	287,500
GRANTOR: WOLESCHIN SHAUN						
GRANTEE: CARPER MELINDA & GE						
1259/1484	9/16/2004	WD	Q	I		200,300
GRANTOR: JAMES R HANNAH INC						
GRANTEE: WOLESCHIN SHAUN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W15 FOP=[YR=2004] W12 D4 R4 E8 N4\$ S4 W8 U4 L4 W23 S35 E12 FOP=[YR=2004] S7 E8 N2 W2 N7 W5 S2 W1\$ E1 N2 E5 S7 E12 FGR=[YR=2004] S9 E20 N20 W5 S1 W4 N1 W11 S11\$ N11 E11 S1 E4 N1 E5 N29\$.

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