

NICHOLS STEPHANIE M REV TRUST/NICHOLS STEPHANIE M
876 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

00-00-31-155H-0005-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units2.2.100
0100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1043.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAL12815192,200

BAS59010059068,321

FGR4205523126,749

FOP3230101,158

FUS1,0871001,087125,873

PTO16058927

TOTALS2,4171,945225,227

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100199719973802,800

20811CONCRETE B0000932.00SF5.205.20100199719973733,538

30810CONCRETE A000076.00SF6.506.5010019971997373361

41242WD DECK A0004416.00SF10.0010.001001997199732032

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1000100CSFR0R-232.00130.0032.00FF1.001.001.504,500.006,750.00216,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 216,000Market: 0Agricultural: 0Common: 216,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND

0320111,945139.7088132.72258,140199719970012.7587.25

1 TOWNHOUSE - 0% - 0

Heated Area: 1677

HX Base Yr

BAL1998

PTO1997

BAS1997

FUS1997

FOP1997

FGR1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 2Tax Dist:

BUILDING MARKET VALUE225,227

TOTAL MARKET OB/XF VALUE6,731

TOTAL LAND VALUE - MARKET216,000

TOTAL MARKET VALUE447,958

SOH/AGL Deduction71,241

ASSESSED VALUE376,717

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE376,717

TOTAL JUST VALUE447,958

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE425,391

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQU / V / IRSN CD

SALE PRICE

1949/169911/21/2014QC U I 11

100

GRANTOR: STETTER STEPHANIE MAR

GRANTEE: NICHOLS STEPHANIE M

1938/06089/16/2014QC U I 11

79,500

GRANTOR: STRICKLAND ANN R

GRANTEE: ROBAS VICTORIA B

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W16 S10 BAS=[YR=1997] W4 S33 FGR=[YR=1997] S21 E20 N21 W20\$ E10 N7 E10 N26 W16\$ E16 N10\$ PTR= E15 FUS=[YR=1997] E4 BAL=[YR=1998] N8 E16 S8 W16\$ E16 S16 E2 S8 W2 S3 FOP=[YR=1997] E4 S8 W4 N8\$ S26 W1 S3 W7 N3 W2 N1 W10 N52\$ W15\$.