

LOT 2  
IN OR 1924/1293  
OCEAN VIEW ESTATES PB 6/25-26

FRYXELL ALLEN & CAROL M  
2802 ATLANTIC VIEW DR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0002-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 05 AVERAGE 70     |
| Exterior Wall            | 16 WD FR STUC 30  |
| Roof Structure           | 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                 | 4 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY  |

|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1081.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,317            | 100         | 1,317        | 164,410              |
| FGR       | 483              | 55          | 266          | 33,207               |
| FOP       | 48               | 30          | 14           | 1,748                |
| FOP       | 350              | 30          | 105          | 13,108               |
| FUS       | 1,261            | 100         | 1,261        | 157,419              |
| TOTALS    | 3,459            |             | 2,963        | 369,889              |

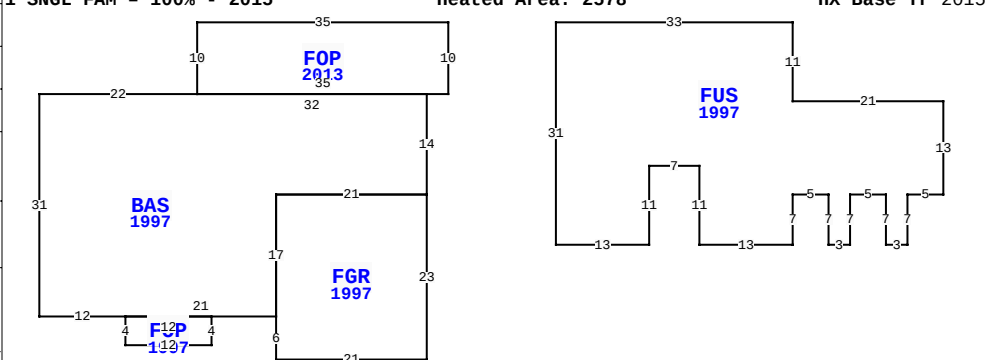
| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |

| 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   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1997    | 1997        | 3 | 80     | 1,600           |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 3  | 24 | 72.00  | SF | 7.00     | 7.00           | 100       | 1997    | 1997        | 3 | 73     | 368             |       |
| 3   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 679.00 | SF | 7.00     | 7.00           | 100       | 1997    | 1997        | 3 | 73     | 3,470           |       |
| 4   | 0855       | CONC PAVER  | 0   | 100 | 4  | 21 | 84.00  | SF | 7.00     | 7.00           | 100       | 1997    | 1997        | 3 | 73     | 429             |       |
| 5   | 0861       | POOL GUNIT  | 0   | 100 | 20 | 15 | 300.00 | SF | 85.00    | 85.00          | 100       | 1998    | 1998        | 3 | 21     | 5,355           |       |
| 6   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 326.00 | SF | 7.25     | 7.25           | 100       | 1998    | 1998        | 3 | 75     | 1,773           |       |
| 7   | 1076       | TRELLIS A   | 0   | 100 | 18 | 10 | 180.00 | SF | 7.50     | 7.50           | 100       | 2000    | 2000        | 3 | 25     | 338             |       |
| 8   | 0097       | AWNING CN   | 0   | 100 | 0  | 0  | 21.00  | SF | 65.00    | 65.00          | 100       | 2000    | 2000        | 3 | 40     | 546             |       |
| 9   | 0910       | SCRN RM L   | 0   | 100 | 35 | 21 | 735.00 | SF | 15.00    | 15.00          | 100       | 2000    | 2000        | 3 | 20     | 2,205           |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000100   |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 2,963     | 114.5672    | 143.21         | 424,331        | 1997 | 1997 | 0    | 0    | 0    | 12.83  |
| 1 SNGL FAM - 100% - 2015 Heated Area: 2578 HX Base Yr 2015 |     |           |             |                |                |      |      |      |      |      |        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 02/07/2014 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

|                                         |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 2802 ATLANTIC VIEW DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------|--|--|--|--|--|--|--|--|--|--|--|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 16,084      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 16,084      |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 275,000 | Market: | 0 | Agricultural: | 0 | Common: | 275,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |   |
|------------------------|--|--|--|--|--|--|--|--|--|--|---|
| PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |  | 2 |

| VALUATION SUMMARY         |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 369,889   |
| TOTAL MARKET OB/XF VALUE  | 16,084    |
| TOTAL LAND VALUE - MARKET | 275,000   |
| TOTAL MARKET VALUE        | 660,973   |
| SOH/AGL Deduction         | 287,514   |
| ASSESSED VALUE            | 373,459   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 323,459   |
| TOTAL JUST VALUE          | 660,973   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 645,217   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20180542   | PAVERS      | 0       | 02/15/2018 |
| 983949     | SWIM POOL   | 14,590  | 06/26/1998 |
| 10373-B    | NEW CONSTR  | 122,678 | 03/14/1997 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1924/1293                      | 5/30/2014 | WD        | Q   | I   | 02     | 405,000    |  |
| GRANTOR: KERINS BRIAN R & DIAN |           |           |     |     |        |            |  |
| GRANTEE: FRYXELL ALLEN & CAR   |           |           |     |     |        |            |  |
| 1796/0298                      | 6/01/2012 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: KERINS BRIAN R & DIAN |           |           |     |     |        |            |  |
| GRANTEE: KERINS BRIAN R & DI   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| FOP=[YR=2013] W35 S10 BAS=[YR=1997] W22 S31 E12<br>FOP=[YR=1997] S4 E12 N4 W12 \$ E21 FGR=[YR=1997] S6 E21 N23<br>W21 S17\$ N17 E21 N14 W32\$ E35 N10\$ PTR= E15 FUS=[YR=1997]<br>E33 S11 E21 S13 W5 S7 W3 N7 W5 S7 W13 N11 W7 S11<br>W13 N31\$ W15 \$. |  |