LOT 3
IN OR 2186/1889
OCEAN VIEW ESTATES PB 6/25-26

CHILDS KEVIN M & RACHAEL B
2804 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0003-0000

BUILDING CHARACTERISTICS

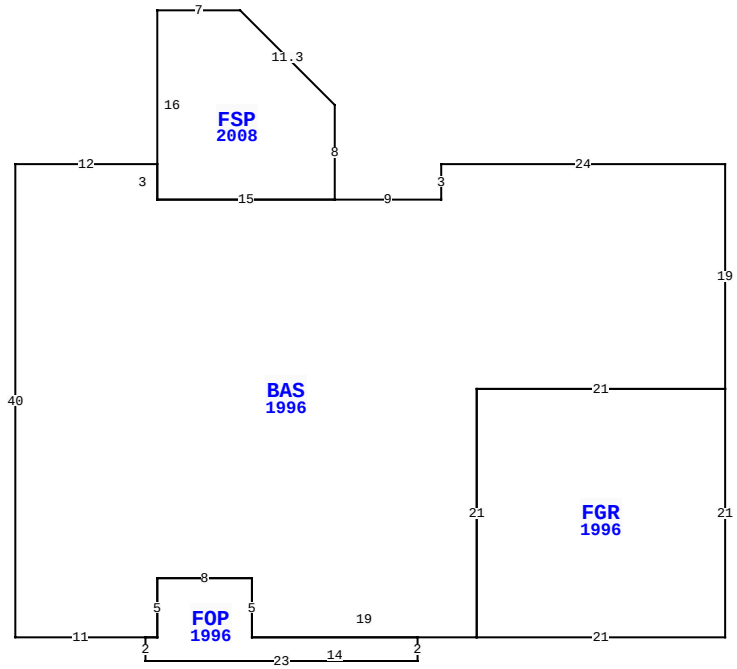
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,847	100	1,847	244,185
FGR	441	55	243	32,126
FOP	86	30	26	3,437
FSP	208	40	83	10,973
TOTALS	2,582		2,199	290,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,199	122.0296	152.54	335,435	1996	1996	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2019 Heated Area: 1847 HX Base Yr 2019



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

2804 ATLANTIC VIEW DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		290,722
TOTAL MARKET OB/XF VALUE		17,718
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		583,440
SOH/AGL Deduction		210,381
ASSESSED VALUE		373,059
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,059
TOTAL JUST VALUE		583,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120804	2 DOORS REPLACED	4,282	05/09/2012
20062430	XFOB	4,500	11/01/2006
20032691	ELEC OTHER	1,000	03/13/2003
B969637	NEW CONSTR	91,644	02/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1889	3/29/2018	WD	Q	I	01	450,000
GRANTOR: WILLIAMS PATRICIA A						
GRANTEE: CHILDS KEVIN M & RA						
1301/0296	3/10/2005	WD	Q	I		376,000
GRANTOR: NEAL LARRY W & DONNA						
GRANTEE: WILLIAMS PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 S3 W9 FSP=[YR=2008] N8 U8 L8 W7 S16 E15$ W15 N3 W12 S40 E11 FOP=[YR=1996] S2 E23 N2 W14 N5 W8 S5 W1$ E1 N5 E8 S5 E19 FGR=[YR=1996] E21 N21 W21 S21$ N21 E21 N19$.

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	0811	CONCRETE B	0	100	0	0	818.00	SF	5.20	5.20	100	1996	1996	3	72	3,063	
2	0861	POOL GUNIT	0	100	0	0	402.00	SF	85.00	85.00	100	2003	2003	3	32	10,934	
3	0845	KOOL DECK	0	100	0	0	528.00	SF	7.25	7.25	100	2003	2003	3	83	3,177	
4	1126	CB/STC 8"	0	100	38	1	38.00	SF	8.00	8.00	100	2003	2003	3	83	252	
5	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	2006	2006	3	27	292	

LAND DESCRIPTION

TOTAL OB/XF 17,718

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS