

SHELLER THOMAS
2806 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

00-00-31-156E-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall20FACE BRICK 30
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo15HARDTILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	2,159	268,986
FGR	420	55	231	28,780
FOP	50	30	15	1,869
FSP	134	40	54	6,728

TOTALS		2,763		2,459		306,362
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900012,459117.7440147.18361,916199619960015.3584.65

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:
BUILDING MARKET VALUE306,362
TOTAL MARKET OB/XF VALUE4,628
TOTAL LAND VALUE - MARKET275,000
TOTAL MARKET VALUE585,990
SOH/AGL Deduction218,444
ASSESSED VALUE367,546
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE317,546
TOTAL JUST VALUE585,990
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE572,691

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE SALE PRICE2162/000312/01/2017WDQI01456,000

GRANTOR:VOLTMER JOHN G & CARO
GRANTEE:SCHELLER THOMAS
2151/166310/11/2017QCUI11100
GRANTOR:VOLTMER ALICIA SIENNE
GRANTEE:VOLTMER JOHN G & CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 S3 W8 FSP=[YR=1996] N3 W18 S8 E15 N2 R3 U3 \$ S3 W3 S2W15 N8 W19 S40 E11 S2 E9 FOP=[YR=1996] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 FGR=[YR=1996] S13 E21 N20 W21 S7 \$ N7 E21 N35 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJUNITLANDOTHERYEARDENSITYDECLFRZYRCONSRVCODEDESCRIPTIONCAPDDZONEUTSDPTHCONDADJPRIEPRICEVALUEADJUSTMENTS AND NOTES

1000100CSFR1000003R-10.000.001.00LT1.001.001.00275,000.00275,000.00275,000

REVIEW DATE10/28/2019BYDJATotal Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000PRINTED 08/06/2024 BY SYS

2806 ATLANTIC VIEW DR, FERNANDINA BEACHFLORIDA 32117

BLD DATE02/07/2014KKLGL DATE
XF DATE
INC DATE
LAND DATE
AG DATE

EXTRA FEATURES

OB/XF L N 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

10504FP-ELECTRI010001.00UT2,000.002,000.00100199619963791,580

20811CONCRETE B01000814.00SF5.205.20100199619963723,048