



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	225	15	34	4,558
BAS	1,775	100	1,775	237,957
BAS	253	100	253	33,918
FGR	438	55	241	32,308
FOP	28	30	8	1,072
PTO	156	5	8	1,072

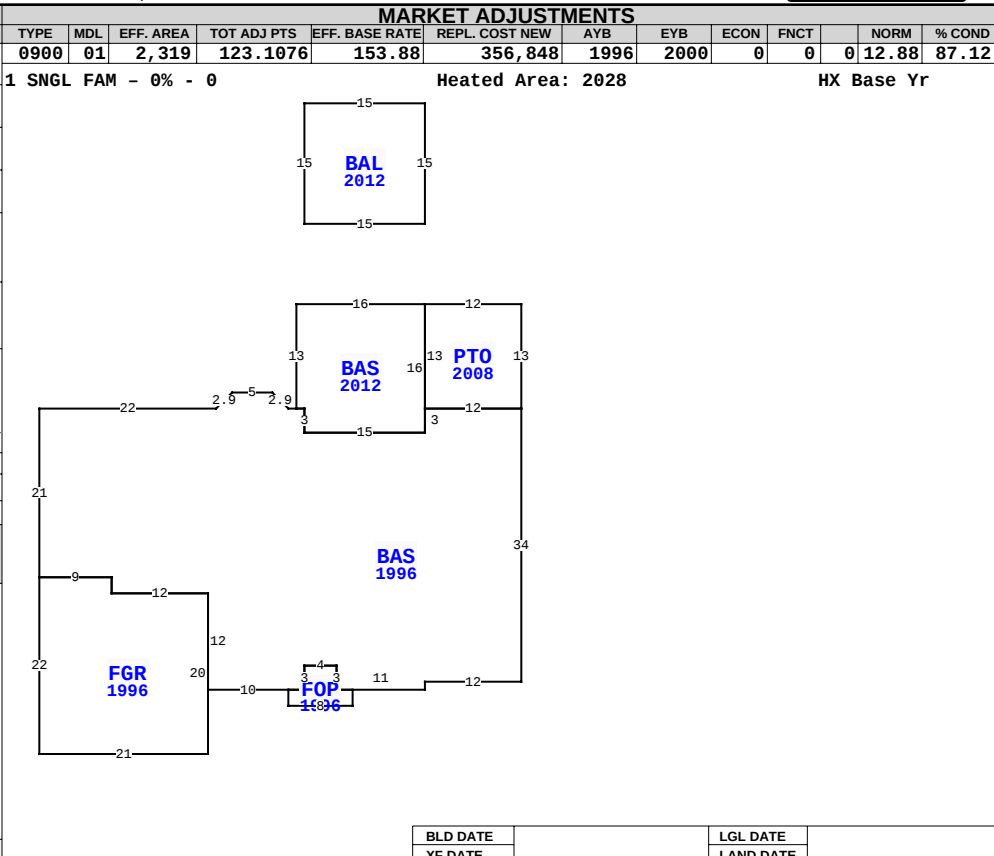
TOTALS	2,875	2,319	310,886
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	0	0	0	730.00	SF	6.50	6.50	100	1996	1996	3	72	3,416	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1996	1996	3	72	323	
4	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2000	2000	3	79	324	
5	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	2000	2000	3	79	226	
6	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	6.50	100	2000	2000	3	79	781	
7	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	6.50	100	2000	2000	3	79	180	

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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



2808 ATLANTIC VIEW DR, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			310,886
TOTAL MARKET OB/XF VALUE			8,015
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			593,901
SOH/AGL Deduction			78,056
ASSESSED VALUE			515,845
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			515,845
TOTAL JUST VALUE			593,901
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120111	ELEC.FOR ADDITION	700	01/23/2012
20112265	ADDITION	30,000	12/21/2011
20110543	H/AC	4,200	04/13/2011
2002504	SIDEWALK & PORCH	500	03/22/2000
959400	NEW CONSTR	105,456	11/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1262/0769	9/29/2004	WD Q	I		
GRANTOR: KING KENNETH E & VIRG					SALE PRICE
GRANTEE: HOLMAN ALLEN S & KI					
0832/0752	5/04/1998	WD Q	I		
GRANTOR: VINSON JACK P & LYNNE					139,000
GRANTEE: KING KENNETH E & VI					

BUILDING NOTES

BUILDING DIMENSIONS	
PTO=[YR=2008] W12 BAS=[YR=2012] W16 S13 BAS=[YR=1996] W1 L2 U2 W5 D2 L2 W22 S21 FGR=[YR=1996] S22 E21 N20 W12 N2 W9 \$ E9 S2 E12 S12 E10 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E11 N1 E12 N34 W12 S3 W15 N3W1\$E1S3 E15 N16\$S13 E12 N13\$ PTR=W12N10 BAL=[YR=2012] W15N15E15S15\$ E12S10\$.	