

LOT 9
IN OR 747 PG 1469
OCEAN VIEW ESTATES PB 6/25-26

BECK DAVID C & ALBERTA P
874 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 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 80
Interior Floor	11 CLAY TILE 20
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. 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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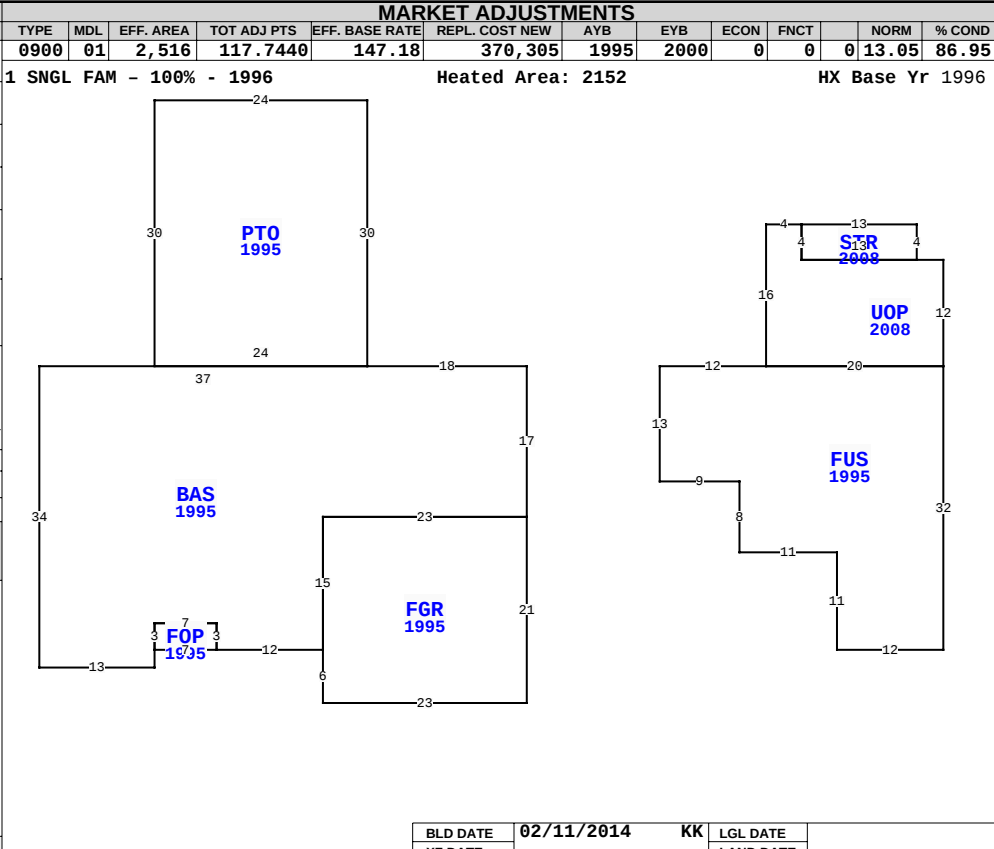
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	181,722
FGR	483	55	266	34,041
FOP	21	30	6	768
FUS	732	100	732	93,676
PTO	720	5	36	4,607
STR	52	10	5	640
UOP	256	20	51	6,526
TOTALS	3,684		2,516	321,980

EXTRA FEATURES	
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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	1995	1995	3	77	1,540	
2	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	100	1995	1995	3	70	2,894	
3	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50	6.50	100	2000	2000	3	79	236	
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2000	2000	3	25	8,500	
5	0845	KOOL DECK	0	100	0	0	1,209.00	SF	7.25	7.25	100	2000	2000	3	79	6,925	
6	0471	VINYL FNC	0	100	0	0	19.00	LF	32.00	32.00	100	2007	2007	3	72	438	

LAND DESCRIPTION	
L N	USE CODE
1	000100



874 ATLANTIC VIEW DR, FERNANDINA BEACH
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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
795.00	SF	5.20	5.20	100	1995	1995	3	70	2,894	
46.00	SF	6.50	6.50	100	2000	2000	3	79	236	
400.00	SF	85.00	85.00	100	2000	2000	3	25	8,500	
1,209.00	SF	7.25	7.25	100	2000	2000	3	79	6,925	
19.00	LF	32.00	32.00	100	2007	2007	3	72	438	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,980
TOTAL MARKET OB/XF VALUE	20,533
TOTAL LAND VALUE - MARKET	302,500
TOTAL MARKET VALUE	645,013
SOH/AGL Deduction	380,039
ASSESSED VALUE	264,974
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	214,974
TOTAL JUST VALUE	645,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112177	REPAIR/RRF	1,500	12/07/2011
20090047	REPAIR/RRF	15,898	01/13/2009
B959296	NEW CONSTR	138,920	09/14/1995

SALES DATA	
OFF RECORD Number	DATE
0747/1469	1/03/1996
TYPE INST	Q U
WD	Q
RSN CD	I
SALE PRICE	149,300
GRANTOR: CENTEX REAL ESTATE CO	
GRANTEE: BECK DAVID C & ALBE	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1995] W18 PTO=[YR=1995] N30 W24 S30 E24 \$ W37 S34 E13 N2 FOP=[YR=1995] E7 N3 W7 S3 \$ N3 E7 S3 E12 FGR=[YR=1995] S6 E23 N21 W23 S15 \$ N15 E23 N17 \$ PTR= E15 FUS=[YR=1995] E12 UOP=[YR=2008] N16 E4 STR=[YR=2008] E13 S4 W13 N4\$ S4 E16 S12 W20\$ E20 S32 W12 N11 W11 N8 W9 N13\$ W15\$.	