LOT 10 IN OR 772/316
OCEAN VIEW ESTATES PB 6/25-26

PETERS DALE J & PAULA V
872 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0010-0000

BUILDING CHARACTERISTICS

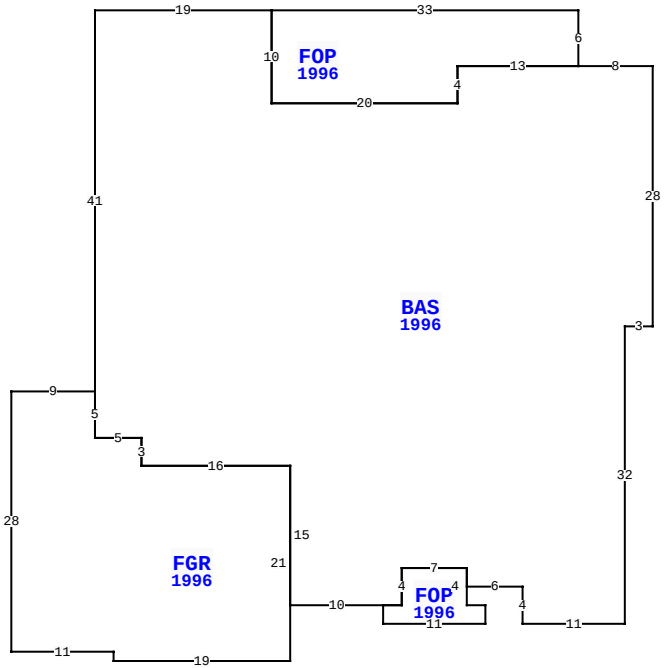
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	3,076	100	3,076	390,107
FGR	706	55	388	49,207
FOP	50	30	15	1,902
FOP	278	30	83	10,526
TOTALS	4,110		3,562	451,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,562	114.4440	143.06	509,580	1996	2000	0	0	0	11.35	88.65

1 SNGL FAM – 100% - 1997 Heated Area: 3076 HX Base Yr 1997



872 ATLANTIC VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		451,743
TOTAL MARKET OB/XF VALUE		20,005
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		774,248
SOH/AGL Deduction		428,402
ASSESSED VALUE		345,846
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,846
TOTAL JUST VALUE		774,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111604	7 WINDOWS REPLACE	8,000	09/13/2011
20080950	31 X 17 SCREEN EN	10,000	06/02/2008
9820B	SWIM POOL	13,300	05/15/1996
9783B	NEW CONSTR	154,042	04/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0772/0316	9/26/1996	WD	Q	I		232,300

GRANTOR: CENTEX REAL ESTATE CO

GRANTEE: PETERS DALE J & PAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W8 FOP=[YR=1996] N6 W33 S10 E20 N4 E13 $ W13 S4 W20 N10 W19 S41 FGR=[YR=1996] W9 S28 E11 S1 E19 N21 W16 N3 W5 N5 $ S5 E5 S3 E16 S15 E10 FOP=[YR=1996] S2 E11 N2 W2 N4 W7 S4 W2 $ E2 N4 E7 S2 E6 S4 E11 N32 E3 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	924.00	SF	6.50	6.50	100	1996	1996	3	72	4,324	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	1996	1996	3	20	5,100	
4	0845	KOOL DECK	0	100	0	0	303.00	SF	7.25	7.25	100	1996	1996	3	72	1,582	
5	0910	SCRN RM L	0	100	0	0	231.00	SF	15.00	15.00	100	1996	1996	3	20	693	
6	0910	SCRN RM L	0	100	0	0	527.00	SF	15.00	15.00	100	2008	2008	3	35	2,767	
7	0858	SCULP CONC	0	100	0	0	227.00	SF	13.00	13.00	100	2000	2000	3	94	2,774	

LAND DESCRIPTION

TOTAL OB/XF 20,005

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	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/06/2024 BY SYS