

LOT 11(EX S-1 IN OR 1137/1985)
IN OR 2137/1641
OCEAN VIEW ESTATES PB 6/25-26

ROGERS WILLIAM R & CHANDA L
870 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

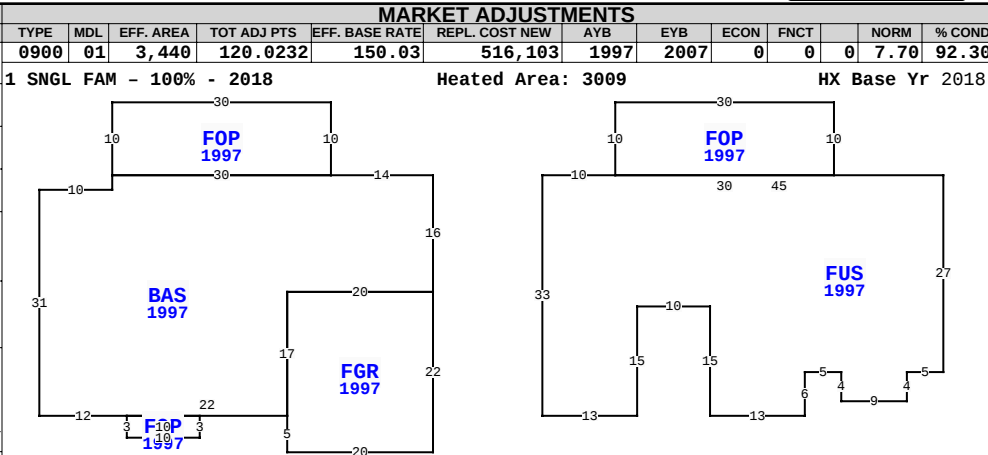
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	196,916
FGR	440	55	242	33,511
FOP	30	30	9	1,246
FOP	300	30	90	12,463
FOP	300	30	90	12,463
FUS	1,587	100	1,587	219,764

TOTALS	4,079		3,440	476,363
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	1,724.00	SF	6.50	6.50	
3	0479	VF PICKET	0	100	0	0	117.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

REVIEW DATE 01/14/2021 BY TWA



870 ATLANTIC VIEW DR, FERNANDINA BEACH
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870 ATLANTIC VIEW DR, FERNANDINA BEACH										INC DATE	AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800		
1,724.00	SF	6.50	6.50	100	1997	1997	3	73	8,180		
117.00	LF	10.00	10.00	100	2002	2002	3	58	679		

TOTAL OB/XF												11,659	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE	L VA	
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	275,000.00		330,000.00	:	

Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	476,363										
TOTAL MARKET OB/XF VALUE	11,659										
TOTAL LAND VALUE - MARKET	330,000										
TOTAL MARKET VALUE	818,022										
SOH/AGL Deduction	362,773										
ASSESSED VALUE	455,249										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	405,249										
TOTAL JUST VALUE	818,022										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	796,955										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101893	H/AC	3,000	10/29/2010
9995	NEW CONSTR	147,968	08/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/1641	7/31/2017	WD	Q	I	01	548,000
GRANTOR: MARTINEZ CARMEN TRUST						
GRANTEE: ROGERS WILLIAM R &						
1924/1639	6/20/2014	SW	U	I	11	100
GRANTOR: MARTINEZ CARMEN						
GRANTEE: MARTINEZ CARMEN TRU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W14 FOP=[YR=1997] N10 W30 S10 E30 \$ W30 S2 W10 S31 E12 FOP=[YR=1997] S3 E10 N3 W10 \$ E22 FGR=[YR=1997] S5 E20 N22 W20 S17 \$ N17 E20 N16 \$ PTR= E15 FUS=[YR=1997] E10 FOP=[YR=1997] N10 E30 S10 W30\$ E45 S27 W5 S4 W9 N4 W5S6 W13 N15 W10 S15 W13 N33 \$ W15 \$.											