



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
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	1,439	100	1,439	189,104
FGR	418	55	230	30,225
FOP	319	30	96	12,616
FUS	1,587	100	1,587	208,553

TOTALS	3,763		3,352	440,498
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	862.00	SF	6.50
3	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
4	0861	POOL GUNIT	0	0	0	0	366.00	SF	85.00
5	0845	KOOL DECK	0	0	0	0	613.00	SF	7.25
6	0825	BRICK	0	0	0	0	234.00	SF	12.50
7	0851	PATIO STON	0	0	0	0	72.00	SF	0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,352	120.6304	150.79	505,448	1997	1997	0	0	12.85	87.15
1 SNGL FAM - 0% - 0 Heated Area: 3026 HX Base Yr											

868 ATLANTIC VIEW DR, FERNANDINA BEACH				BLD DATE		02/14/2014		KK		LGL DATE		
				XF DATE						LAND DATE		
				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	2,000.00	2,000.00	100	1997	1997	3	80	1,600			
862.00	SF	6.50	6.50	100	1997	1997	3	73	4,090			
1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480			
366.00	SF	85.00	85.00	100	2005	2005	3	40	12,444			
613.00	SF	7.25	7.25	100	2005	2005	3	86	3,822			
234.00	SF	12.50	12.50	100	2005	2005	3	96	2,808			
72.00	SF	0.75	0.75	100	2005	2005	3	86	46			

TOTAL OB/XF											
25,290											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					440,498				
TOTAL MARKET OB/XF VALUE					25,290				
TOTAL LAND VALUE - MARKET					302,500				
TOTAL MARKET VALUE					768,288				
SOH/AGL Deduction					83,624				
ASSESSED VALUE					684,664				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					684,664				
TOTAL JUST VALUE					768,288				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					750,144				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112130	H/AC	8,978	11/28/2011
20052019	ELEC OTHER	1,000	06/16/2005
20051942	SWIM POOL	30,000	06/08/2005
9996-B	NEW CONSTR	146,530	08/23/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2700/89	3/12/2024	LE	U	I	11	100	
GRANTOR: ROWLAND DANIEL C & LO							
GRANTEE: ROWLAND BRENNAL							
2215/1879	7/26/2018	WD	Q	I	01	680,000	
GRANTOR: CAVENDER THOMAS I & G							
GRANTEE: ROWLAND DANIEL C &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] W10 N2 FOP=[YR=1997] N11 W29 S11 E29 \$ W44 S16 FGR=[YR=1997] S22 E19 N22 W19 \$ E19 S17 E35 N31 \$ PTR= E15 FUS=[YR=1997] E55 S33 W13 N15 W10 S15 W13 N6 W5 S4 W9 N4 W5 N27 \$ W15 \$.									