



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 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.	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	1,420	100	1,420	181,137
FGR	483	55	266	33,931
FOP	21	30	6	765
FUS	732	100	732	93,375
UOP	130	20	26	3,317
UOP	200	20	40	5,102
TOTALS	2,986		2,490	317,626

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0504	FP-ELECTRI	0	0	0	0			
2	0811	CONCRETE B	0	0	0	0			
3	0825	BRICK	0	0	25	3			
4	0825	BRICK	0	0	6	3			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,490	117.7440	147.18	366,478	1996	1996	0	0	0	13.33	86.67	
1 SNGL FAM - 0% - 0 Heated Area: 2152 HX Base Yr													
864 ATLANTIC VIEW DR, FERNANDINA BEACH													
BLD DATE 02/07/2014 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE												317,626	
TOTAL MARKET OB/XF VALUE												5,349	
TOTAL LAND VALUE - MARKET												302,500	
TOTAL MARKET VALUE												625,475	
SOH/AGL Deduction												80,293	
ASSESSED VALUE												545,182	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												545,182	
TOTAL JUST VALUE												625,475	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												611,402	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121575	H/AC	4,000	08/03/2012
20061631	H/AC	2,075	07/10/2006
9691	ADDITION	2,600	03/21/1997
9499	NEW CONSTR	114,969	12/14/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2354/0176	4/13/2020	WD	U	I	30	290,000	
GRANTOR:TOWNS R E JR							
GRANTEE:DIXON JAYNE T & HUN							
0819/0950	1/12/1998	WD	U	I	21	150,000	
GRANTOR:OWENS WILLIAM P III							
GRANTEE:TOWNS R E JR							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1996] W12 UOP=[YR=1996] N10 W20 UOP=[YR=1996] W13 S10 E13 N10\$ S10 E20\$ W43 S17 FGR=[YR=1996] S21 E23 N21 W23 \$ E23 S15 E12 FOP=[YR=1996] E7 N3 W7 S3 \$ N3 E7 S5E13 N34 \$ PTR= E15 FUS=[YR=1996] E32S13 W9 S8 W11 S11 W12 N32 \$ W15 \$.													