



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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
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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	1,959	100	1,959	245,377
BAS	289	100	289	36,199
FGR	422	55	232	29,059
FOP	60	30	18	2,254

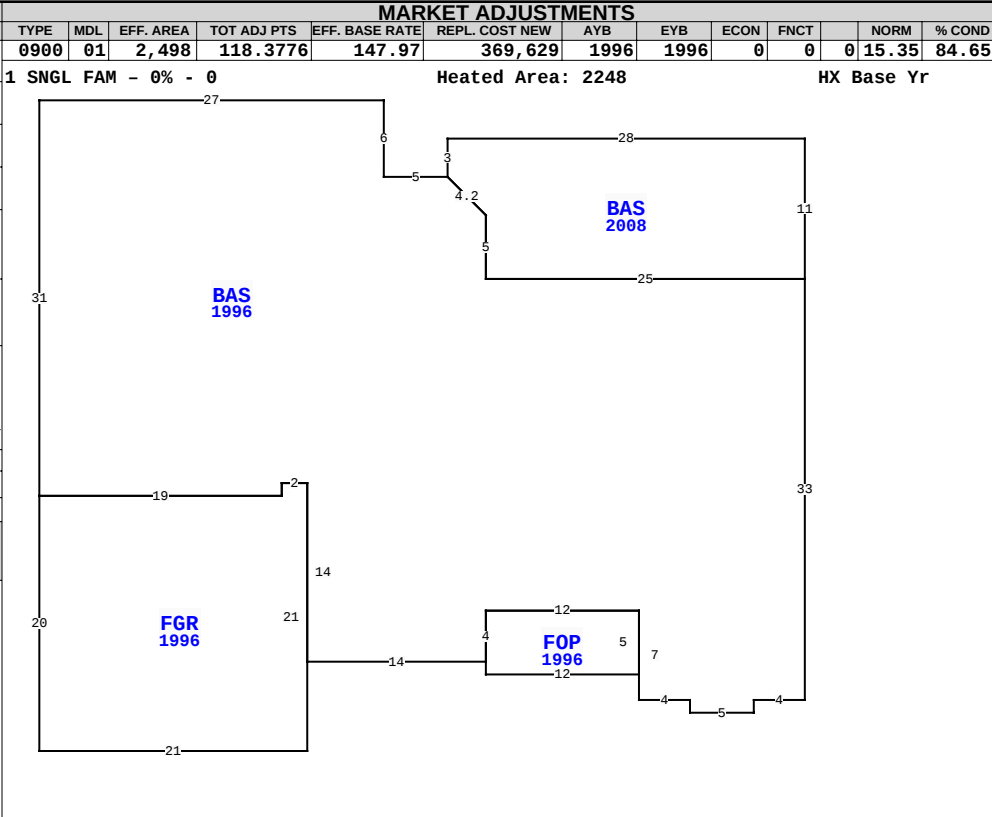
TOTALS	2,730		2,498	312,891
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	0	0	0	805.00	SF	6.50	6.50	100	1996	1996	3	72	3,767	
3	0825	BRICK	0	0	0	0	49.00	SF	12.50	12.50	100	2000	2000	3	94	576	
4	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							



BLD DATE	02/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

856 ATLANTIC VIEW DR, FERNANDINA BEACH

TOTAL OB/XF																	7,148
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TOTAL OB/XF																	7,148
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			312,891
TOTAL MARKET OB/XF VALUE			7,148
TOTAL LAND VALUE - MARKET			302,500
TOTAL MARKET VALUE			622,539
SOH/AGL Deduction			82,517
ASSESSED VALUE			540,022
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			540,022
TOTAL JUST VALUE			622,539
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			608,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122516	RE-ROOF W/ARCH SH	15,500	12/14/2012
969784	NEW CONSTR	99,466	04/29/1996

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/1157	7/16/2020	WD	Q	I	01	530,000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/1157	7/16/2020	WD	Q	I	01	530,000
GRANTOR:MCKEE KELVIN KENT & V						
GRANTEE:CADE FAMILY TRUST						
1328/1509	6/27/2005	WD	Q	I		390,000
GRANTOR:ROSENTHAL ROBERT K						
GRANTEE:MCKEE KELVIN K & VI						

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=2008] W28 S3 BAS=[YR=1996] W5 N6 W27 S31
FGR=[YR=1996] S20 E21 N21 W2 S1 W19\$ E19 N1 E2 S14 E14
FOP=[YR=1996] S1 E12 N5 W12 S4\$ N4 E12 S7 E4 S1 E5 N1 E4 N33
W25 N5 U3 L3 \$ D3 R3 S5 E25 N11 \$.