

LOT 19 EX S-1
IN OR 2343/1947
OCEAN VIEW ESTATES PB 6/25-26

COLEMAN KENNETH MARTIN & LEANN RENE
854 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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. 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	1,317	100	1,317	157,308
FEP	200	80	160	19,111
FGR	483	55	266	31,773
FOP	40	30	12	1,433
FUS	1,261	100	1,261	150,620
PTO	340	5	17	2,031

TOTALS	3,641		3,033	362,274
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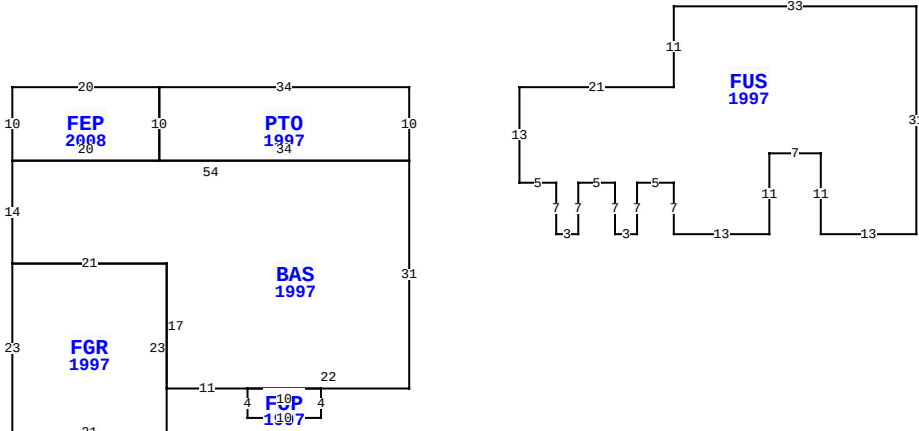
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0811	CONCRETE B	0	100	0	0	931.00	SF	5.20	5.20	100	1997	1997	3	73	3,534	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1997	1997	3	73	356	
4	0861	POOL GUNIT	0	100	0	0	387.00	SF	85.00	85.00	100	2005	2005	3	40	13,158	
5	0845	KOOL DECK	0	100	0	0	474.00	SF	7.25	7.25	100	2005	2005	3	86	2,955	
6	0910	SCRN RM L	0	100	0	0	1,061.00	SF	15.00	15.00	100	2005	2005	3	24	3,820	

LAND DESCRIPTION		TOTAL OB/XF 25,423															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,033	112.1296	140.16	425,105	1997	1997	0	0	14.78	85.22
1 SNGL FAM - 100% - 2022 Heated Area: 2578 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		362,274	
TOTAL MARKET OB/XF VALUE		25,423	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		690,197	
SOH/AGL Deduction		53,548	
ASSESSED VALUE		636,649	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		586,649	
TOTAL JUST VALUE		690,197	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		676,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121759	RE-ROOF	7,500	08/28/2012
20051119	SCREEN ROOM FOR P	10,000	01/25/2005
20002024	GLASS ROOM ENCLOS	0	01/21/2000
991329	ELEC. FOR SWIM PO	0	10/05/1999
990546	SWIM POOL	0	05/28/1999
10321	NEW CONSTR	132,758	02/20/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2343/1947	2/28/2020	WD	Q	I	01
GRANTOR: HIERS NILO P & ANGELI					
GRANTEE: COLEMAN KENNETH MAR					
0796/0942	6/13/1997	WD	Q	I	
GRANTOR: CENTEX REAL ESTATE CO					
GRANTEE: HIERS NILO P & ANGE					

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=1997] W34 FEP=[YR=2008] W20 S10 BAS=[YR=1997] S14 FGR=[YR=1997] S23 E21 N23 W21 \$E21 S17 E11 FOP=[YR=1997] S4 E10 N4 W10 \$ E22 N31 W54 \$ E20 N10\$ S10 E34 N10 \$ PTR=E15 FUS=[YR=1997] E21 N11 E33 S31 W13 N11 W7S11 W13 N7 W5 S7 W3 N7 W5 S7 W3 N7 W5 N13 \$ W15 \$.	