



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

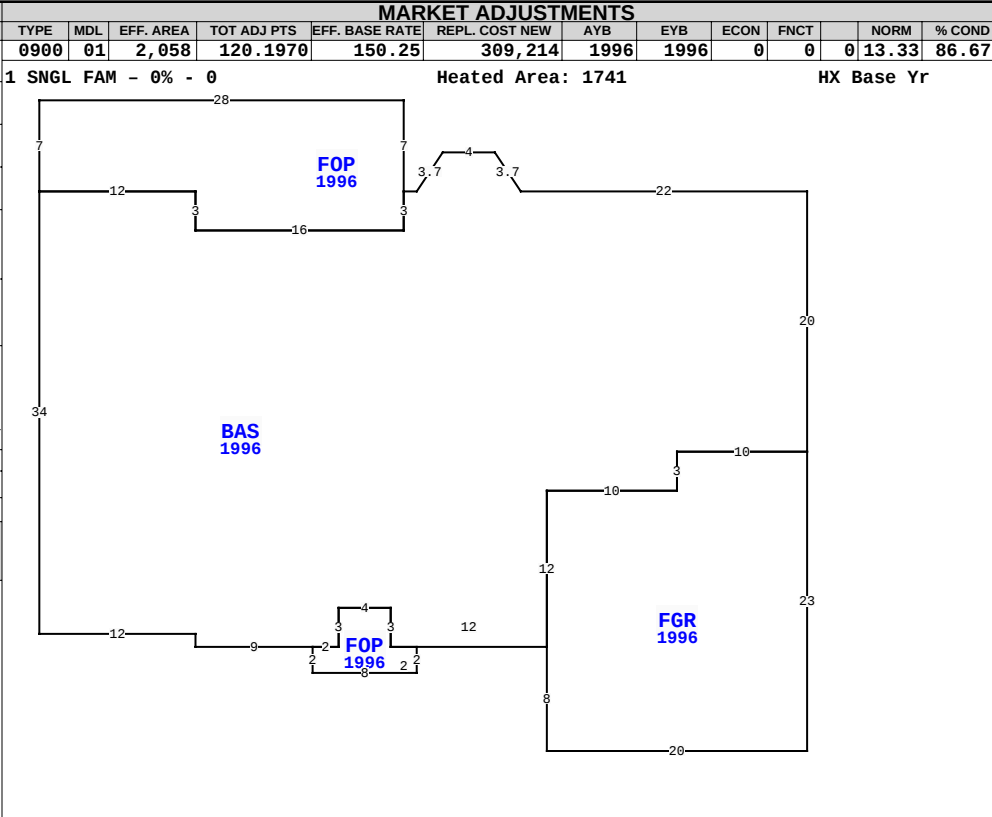
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1,741	226,716
FGR	430	55	236	30,732
FOP	28	30	8	1,042
FOP	244	30	73	9,506

TOTALS	2,443		2,058	267,996
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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	0811	CONCRETE B	0	0	0	0	719.00	SF	5.20
3	0858	SCULP CONC	0	0	0	0	155.00	SF	13.00
4	0810	CONCRETE A	0	0	0	0	74.00	SF	6.50
5	0861	POOL GUNIT	0	0	13	30	289.00	SF	85.00
6	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
8	0845	KOOL DECK	0	0	0	0	585.00	SF	7.25
9	0910	SCRN RM L	0	0	0	0	1,000.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0003	R-1	0.00	0.00	1.00



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

857 ATLANTIC VIEW DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		267,996	
TOTAL MARKET OB/XF VALUE		18,126	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		588,622	
SOH/AGL Deduction		77,517	
ASSESSED VALUE		511,105	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		511,105	
TOTAL JUST VALUE		588,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		577,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10636B	XFOB	6,300	08/05/1997
10526B	SWIM POOL	24,000	06/06/1997
B969437	NEW CONSTR	85,464	12/12/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2672/1764	9/06/2023	WD	U	I	11	100			
GRANTOR: PARRISH CHARLES D									
GRANTEE: PARRISH CHALRES D &									
1365/1935	11/09/2005	WD	Q	I		470,000			
GRANTOR: HAMMOND ROBERT C & MA									
GRANTEE: PARRISH CHARLES D									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W22 L2 U3 W4 D3 L2 W1 FOP=[YR=1996] N7 W28 S7 E12 S3 E16 N3 \$ S3 W16 N3 W12 S34 E12 S1 E9 FOP=[YR=1996] S8 E20 N23 W10 S3 W10 S12 \$ N12 E10 N3 E10 N20 \$.									