



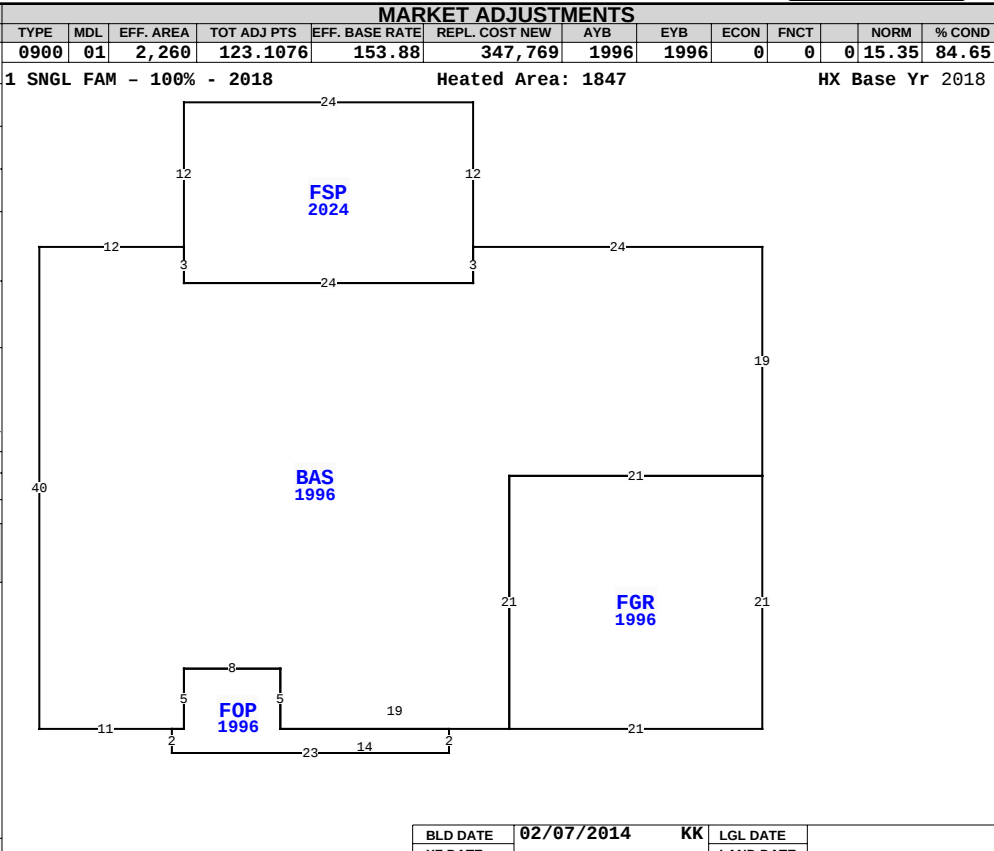
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,847	100	1,847	240,589
FGR	441	55	243	31,653
FOP	86	30	26	3,387
FSP	360	40	144	18,758
TOTALS	2,734		2,260	294,386

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996
2	0855	CONC PAVER	0	100	0	0	886.00	SF	10.00	10.00	100	2022	2022
3	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2022	2022
4	0855	CONC PAVER	0	100	0	0	169.00	SF	10.00	10.00	100	2022	2022
5	0861	POOL GUNIT	0	100	0	0	442.00	SF	85.00	85.00	100	2024	2023
6	0855	CONC PAVER	0	100	0	0	996.00	SF	10.00	10.00	100	2024	2023
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023

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
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00



861 ATLANTIC VIEW DR, FERNANDINA BEACH													
TOTAL OB/XF 63,925													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	294,386		
TOTAL MARKET OB/XF VALUE	63,925		
TOTAL LAND VALUE - MARKET	302,500		
TOTAL MARKET VALUE	660,811		
SOH/AGL Deduction	314,984		
ASSESSED VALUE	345,827		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	295,827		
TOTAL JUST VALUE	660,811		
NCON VALUE	68,287		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	592,508		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211625	ADDITION	0	10/12/2021
959515	NEW CONSTR	91,644	12/20/1995
BLDR-2022-2316		125,000	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/1236	7/31/2017	WD	Q	I	01	363,000
GRANTOR: FLOYD LIVING TRUST ET						
GRANTEE: AGRICOLA WILLIAM L						
1463/0826	12/05/2006	WD	U	I	01	100
GRANTOR: FLOYD FERNANDO & IREN						
GRANTEE: FLOYD F & IRENE V T						

BUILDING NOTES													
BAS=[YR=1996;ORIG=0,0] W24 S3 W24 N3 W12 S40 E11 E1 N5 E8 S5 E19 N21 E21 N19 \$													
FGR=[YR=1996;ORIG=-21,40] E21 N21 W21 S21 \$													
FSP=[YR=2024;ORIG=-48,3] E24 N3 N12 W24 S12 S3 \$													
FOP=[YR=1996;ORIG=-49,40] S2 E23 N2 W14 N5 W8 S5 W1 \$													