

LOT 61
IN OR 1720/350
OCEAN VIEW ESTATES PB 6/25-26

STURGESS ROBERT H & ANAN L
871 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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

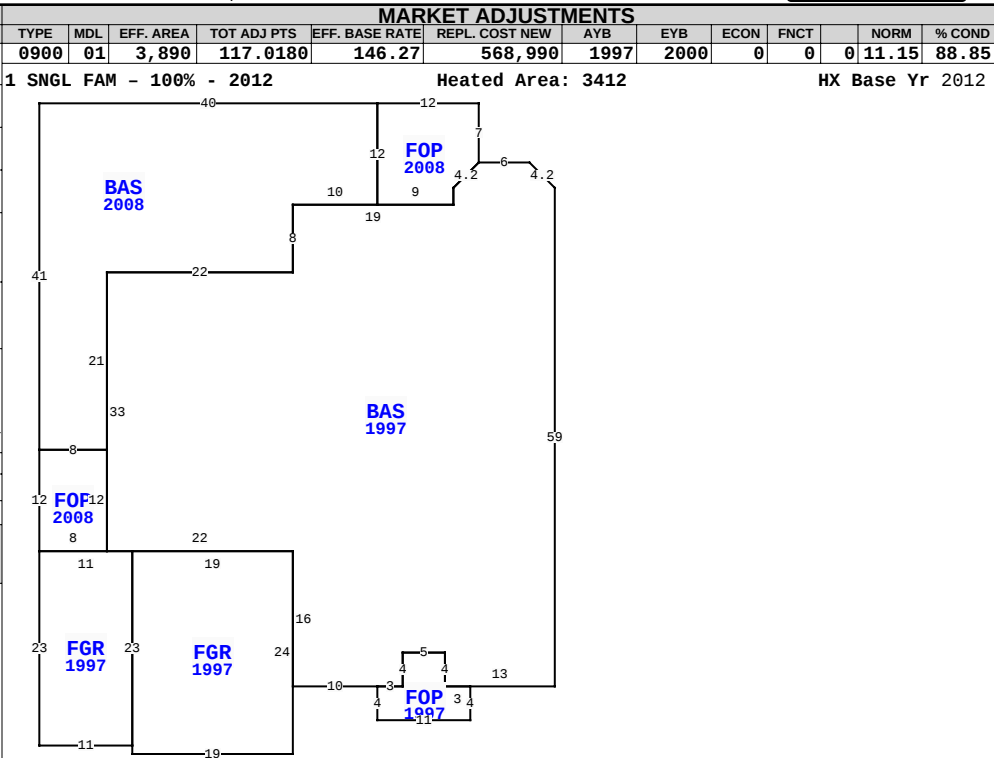
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	328,021
BAS	888	100	888	115,405
FGR	253	55	139	18,065
FGR	456	55	251	32,620
FOP	64	30	19	2,469
FOP	96	30	29	3,769
FOP	134	30	40	5,199

TOTALS	4,415		3,890	505,548
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	1,009.00	SF	6.50	6.50
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50
4	0462	ST/AL FNC	0	100	21	4	84.00	SF	10.00	10.00
5	0861	POOL GUNIT	0	100	40	12	480.00	SF	85.00	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00
7	0910	SCRN RM L	0	100	52	20	1,040.00	SF	15.00	15.00
8	0845	KOOL DECK	0	100	0	0	560.00	SF	14.50	14.50
9	0920	CWALL-WD/M	0	100	0	0	77.00	LF	936.00	936.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00	LT



871 ATLANTIC VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF										
59,711										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		505,548	
TOTAL MARKET OB/XF VALUE		59,711	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		867,759	
SOH/AGL Deduction		467,867	
ASSESSED VALUE		399,892	
TOTAL EXEMPTION VALUE		HX HB DX	55,000
BASE TAXABLE VALUE		344,892	
TOTAL JUST VALUE		867,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		850,901	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122206	SECURITY SYSTM LO	508	10/26/2012
20121364	REROOF W/LIFETIME	16,500	07/10/2012
20081122	RETAINING WALL	7,000	07/07/2008
20032852	REMODEL	36,000	07/04/2003
20033132	H/AC	4,000	05/22/2003
20032980	REMODEL	2,000	04/22/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1720/0350	1/07/2011	TD U I	35
SALE PRICE			
395,000			

GRANTOR: SHIVER GERRY D TRUSTE			
GRANTEE: STURGESS ROBERT H &			
0984/0222	5/02/2001	WD U I	01
100			
GRANTOR: SHIVER GERRY D & ROY			
GRANTEE: SHIVER GERRY D TRUS			

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1997] L3 U3 W6 FOP=[YR=2008] N7 W12 BAS=[YR=2008] W40S41 FOP=[YR=2008] S12 FGR=[YR=1997] S23E11 FGR=[YR=1997] S1E19 N24W19S23\$ N23W11\$ E8N12W8\$ E8 N21E22N8E10N12\$ S12E9N2 U3 R3 \$ L3 D3 S2W19S8W22S33E22S16E10 FOP=[YR=1997] S4E11N4W3N4W5S4W3\$ E3 N4E5S4E13N59\$.										