



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

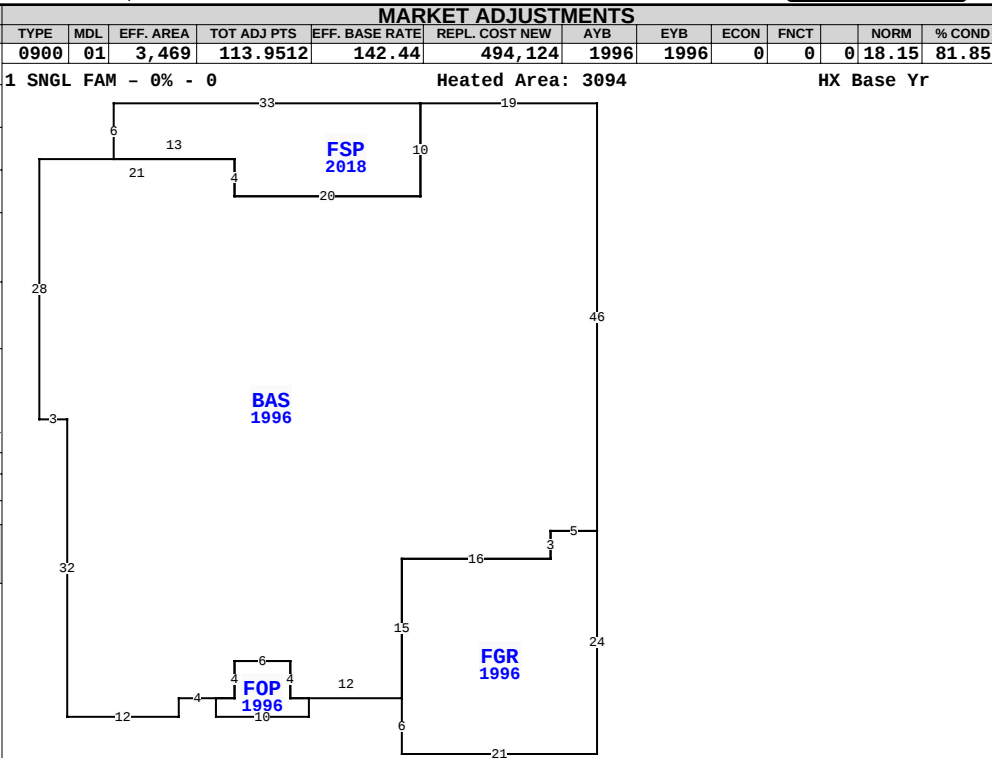
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,094	100	3,094	360,720
FGR	456	55	251	29,263
FOP	44	30	13	1,516
FSP	278	40	111	12,941

TOTALS	3,872		3,469	404,440
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,119.00	SF	4.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0911	SCRN RM A	0	0	55	20	1,100.00	SF	17.50
4	0861	POOL GUNIT	0	0	0	0	398.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	702.00	SF	10.00
6	0855	CONC PAVER	0	0	0	0	579.00	SF	10.00

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	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

875 ATLANTIC VIEW DR, FERNANDINA BEACH

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	0812	CONCRETE C		0	0	0	0	1,119.00	SF	4.00	4.00	100	1996	1996	3	72	3,223	
2	0504	FP-ELECTRI		0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
3	0911	SCRN RM A		0	0	55	20	1,100.00	SF	17.50	17.50	100	2019	2019	3	86	16,555	
4	0861	POOL GUNIT		0	0	0	0	398.00	SF	85.00	85.00	100	2019	2019	3	90	30,447	
5	0855	CONC PAVER		0	0	0	0	702.00	SF	10.00	10.00	100	2019	2019	3	98	6,880	
6	0855	CONC PAVER		0	0	0	0	579.00	SF	10.00	10.00	100	2019	2019	3	98	5,674	

TOTAL OB/XF													64,359		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	3				

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE										404,440				
TOTAL MARKET OB/XF VALUE										64,359				
TOTAL LAND VALUE - MARKET										302,500				
TOTAL MARKET VALUE										771,299				
SOH/AGL Deduction										76,539				
ASSESSED VALUE										694,760				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										694,760				
TOTAL JUST VALUE										771,299				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										756,206				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190315	SCRNENCL	0	05/14/2019
20190280	SWIM POOL	0	05/08/2019
20190281	INTER REMOD	0	04/24/2019
20182516	SCRNUnder	4,963	07/19/2018
20110624	H/AC	10,000	04/26/2011
20042415	CHNGE SRVC	1,000	12/22/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2226/1606	9/26/2018	WD	Q	I	02	647,000	
GRANTOR: HOLOTA CYNTHIA A							
GRANTEE: ONCKEN RICKY C & CO							
0754/0926	3/20/1996	WD	Q	I		59,071	
GRANTOR: CENTEX REAL ESTATE CO							
GRANTEE: HOLOTA STEPHEN & CY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W19 FSP=[YR=2018] W33 S6 E13 S4 E20 N10\$ S10 W20 N4 W21 S28 E3 S32 E12 N2 E4 FOP=[YR=1996] S2 E10 N2 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR=[YR=1996] S6 E21 N24 W5 S3 W16 S15\$ N15 E16 N3 E5 N46\$.									