LOT 4
IN OR 1558/804
PARKVIEW PB 6/390

DILLARD LEONARD A JR & MARILYN
871 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

2024

00-00-31-163V-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

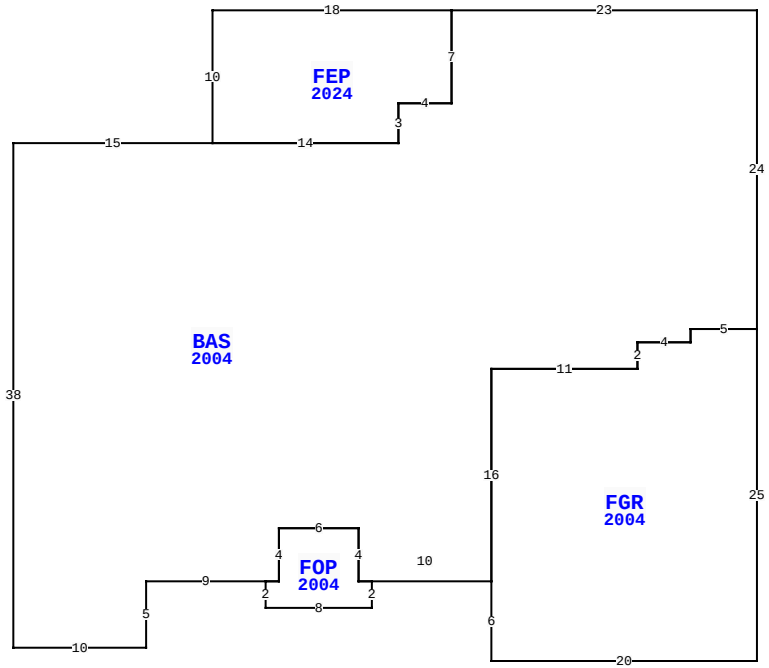
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	218,189
FEP	168	80	134	16,490
FGR	463	55	255	31,381
FOP	40	30	12	1,477
TOTALS	2,444		2,174	267,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,174	108.7800	135.98	295,621	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2009 Heated Area: 1773 HX Base Yr 2009



871 W PARKVIEW PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		267,537
TOTAL MARKET OB/XF VALUE		5,227
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		422,764
SOH/AGL Deduction		226,482
ASSESSED VALUE		196,282
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,282
TOTAL JUST VALUE		422,764
NCON VALUE		16,490
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222074	REMODEL	0	05/13/2022
20052521	4' FENCE	2,000	08/25/2005
20040556	NEW CONSTR	130,000	03/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/0804	3/31/2008	WD	Q	I		275,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: DILLARD LEONARD A J						
1548/1197	1/30/2008	WD	U	I	21	309,000
GRANTOR: FRIAR BENNY R JR & CH						
GRANTEE: NATIONAL RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W23 S7 W4 S3 W14 W15 S38 E10 N5 E9 E1 N4 E6 S4 E10 N16 E11 N2 E4 N1 E5 N24 $
FGR=[YR=2004;ORIG=-20,43] S6 E20 N25 W5 S1 W4 S2 W11 S16 $
FOP=[YR=2004;ORIG=-37,43] S2 E8 N2 W1 N4 W6 S4 W1 $
FEP=[YR=2024;ORIG=-41,10] E14 N3 E4 N7 W18 S10 $
.

EXTRA FEATURES

LN	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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
2	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2004	2004	3	84	3,582	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2004	2004	3	84	377	
4	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	84	1,048	

LAND DESCRIPTION

TOTAL OB/XF 5,227

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	80.00	100.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 02/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS