



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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	1,639	100	1,639	215,138
FGR	393	55	216	28,353
FOP	48	30	14	1,838
FOP	56	30	17	2,232
TOTALS	2,136		1,886	247,558

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	3,080
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	220
3	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	1,048
4	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	524
5	0810	CONCRETE A	0	0	39	16	624.00	SF	6.50	6.50	3,407
6	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	87

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0	0003	R-1	75.00	100.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,886	116.0320	145.04	273,545	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 0% - 0 Heated Area: 1639 HX Base Yr											
812 W PARKVIEW PL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/19/2024 MLU											

TOTAL OB/XF											
8,366											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,558	
TOTAL MARKET OB/XF VALUE		8,366	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		420,924	
SOH/AGL Deduction		25,993	
ASSESSED VALUE		394,931	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		394,931	
TOTAL JUST VALUE		420,924	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,026	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110222	GAS	500	02/16/2011
20091217	GAS	300	09/11/2009
20053071	REMOVE ONE TREE	0	11/22/2005
20040351	NEW CONSTR	111,000	02/26/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2392/0534	9/14/2020	LE U	I	I	11
GRANTOR: MOORE JAMES M & MARY					
GRANTEE: THEM THAT TRUST					
2367/1646	6/10/2020	WD U	I	I	11
GRANTOR: MOORE JAMES M & MARY					
GRANTEE: MOORE JAMES M & MAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W13 FOP=[YR=2004] W14 D4 R4 E10N4S4W10 U4 L4 W23 S35 E12 FOP=[YR=2004] S7 E8 N2 W2 N7 W5 S2 W1\$ E1 N2 E5 S7 E12 FGR=[YR=2004] S9 E20 N20 W5 S1 W7 N1 W8 S11\$ N11 E8 S1 E7 N1 E5 N29\$.											