LOT 7
IN OR 2003/1411
PARKVIEW PB 6/390

BROWN JUSTIN & KEESHA
6 PALMAS ST
SANTA RITA, GU 96915

2024

00-00-31-163V-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

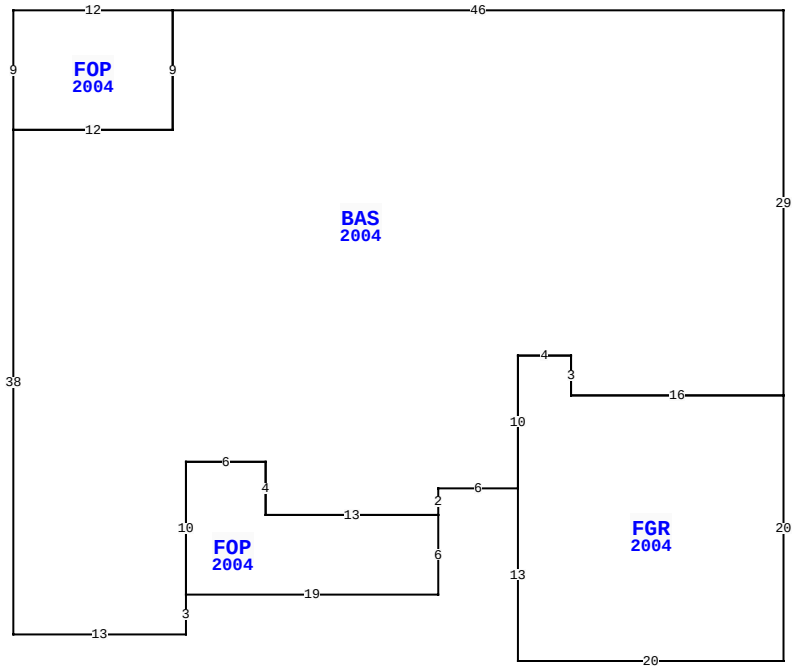
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,985	100	1,985	262,099
FGR	412	55	227	29,973
FOP	108	30	32	4,225
FOP	138	30	41	5,414
TOTALS	2,643		2,285	301,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,285	116.7180	145.90	333,382	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 1985 HX Base Yr 2019



832 W PARKVIEW PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,711
TOTAL MARKET OB/XF VALUE		5,099
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		471,810
SOH/AGL Deduction		221,115
ASSESSED VALUE		250,695
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,695
TOTAL JUST VALUE		471,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041847	OTHER	2,000	10/12/2004
20040859	NEW CONSTR	140,000	05/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2003/1411	9/03/2015	WD	Q	I	02	300,000
GRANTOR: SIEGEL MARY T P/R						
GRANTEE: BROWN JUSTIN & KEES						
1273/0677	11/12/2004	WD	Q	I		274,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: CLAYTON ANTHONY J						

BUILDING NOTES

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	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2004	2004	3	84	3,494	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2004	2004	3	84	557	
3	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	84	1,048	

BUILDING DIMENSIONS

BAS=[YR=2004] W46 FOP=[YR=2004] W12 S9 E12 N9$ S9 W12 S38 E13 N3 FOP=[YR=2004] E19 N6 W13 N4 W6 S10$ N10 E6 S4 E13 N2 E6 FGR=[YR=2004] S13 E20 N20 W16 N3 W4 S10$ N10 E4 S3 E16 N29$.

LAND DESCRIPTION

TOTAL OB/XF 5,099

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	000134	C	SFR POND	100	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS