

LOT 8
IN OR 1470/641
PARKVIEW PB 6/390

REID LOUISA A
852 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

2024

00-00-31-163V-0008-0000



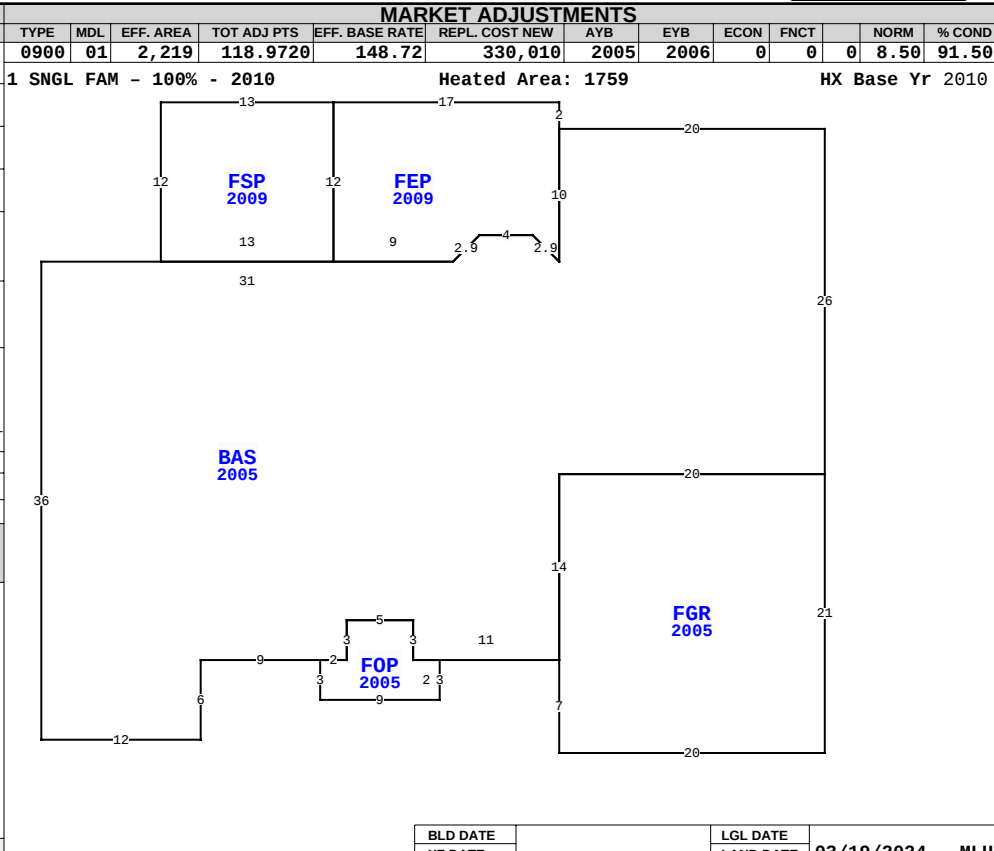
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,759	100	1,759	239,362
FEP	192	80	154	20,956
FGR	420	55	231	31,434
FOP	42	30	13	1,769
FSP	156	40	62	8,437
TOTALS	2,569		2,219	301,959

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2005
2	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2005
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2005
4	0810	CONCRETE A	0 100	41	16	656.00	SF	6.50	6.50	100	2005
5	0820	WOOD WALK	0 100	0	0	920.00	SF	11.75	11.75	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	R-1	75.00	100.00	1.00	LT	1.00



852 W PARKVIEW PL, FERNANDINA BEACH											
TOTAL OB/XF 8,700											

TOTAL OB/XF 8,700											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	R-1	75.00	100.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						301,959					
TOTAL MARKET OB/XF VALUE						8,700					
TOTAL LAND VALUE - MARKET						165,000					
TOTAL MARKET VALUE						475,659					
SOH/AGL Deduction						263,737					
ASSESSED VALUE						211,922					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						161,922					
TOTAL JUST VALUE						475,659					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						418,172					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090338	ENCLOSE PATIO	2,000	03/17/2009
20042201	NEW CONSTR	2,000	11/23/2004
20042122	H/AC	4,000	11/12/2004
20041845	NEW CONSTR	5,000	10/12/2004
20041683	NEW CONSTR	120,000	09/17/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1470/0641	1/09/2007	WD	Q	I		355,000			
GRANTOR:AYCOCK SEAN L &									
GRANTEE:REID LOUISA A									
1303/1633	3/23/2005	WD	Q	I		229,000			
GRANTOR:JAMES R HANNAH INC									
GRANTEE:AYCOCK SEAN L & ROS									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2005] W20 FEP=[YR=2009] N2 W17 FSP=[YR=2009] W13
S12E13N12S\$12E9 U2 R2 E4 D2 R2 N10S\$10 U2 L2 W4 L2 D2 W31 S36
E12 N6 E9 FOP=[YR=2005] S3 E9 N3 W2N3 W5 S3 W2 \$ E2 N3 E5 S3
E11 FGR=[YR=2005] S7 E20 N21 W20S14 \$ N14 E20 N26 \$.