

LOT 14
L/E OR 1871/1937
PARKVIEW PB 6/390

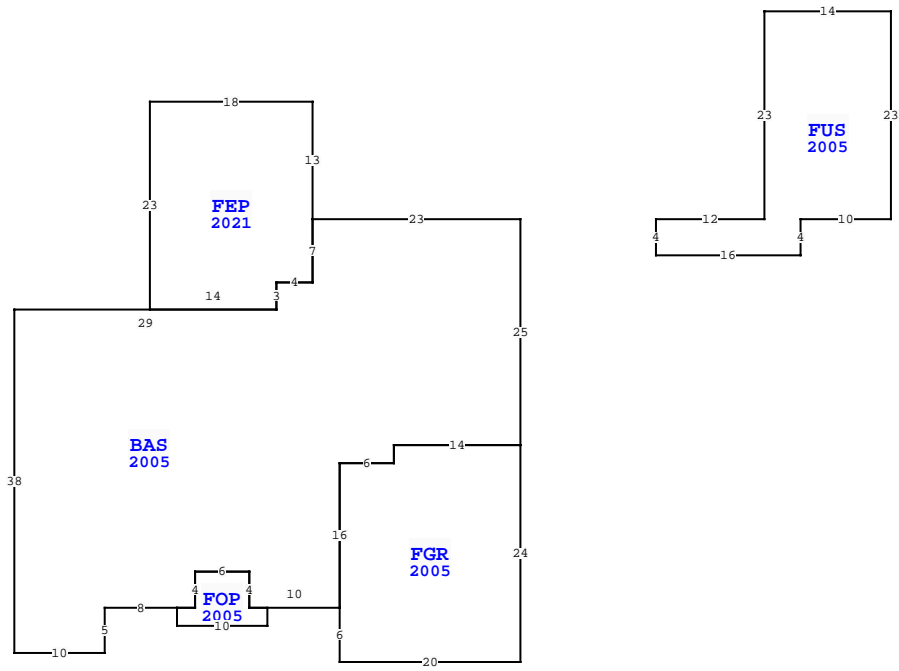
BEACH JOHN F & COLEEN P L/E/JOHN & COLEEN P BEACH
861 PARK VIEW PL E
FERNANDINA BEACH, FL 32034

2024

00-00-31-163V-0014-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	1,768	100	1,768
FEP	402	80	322
FGR	468	55	257
FOP	44	30	13
FUS	386	100	386
TOTALS	3,068		2,746

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,746	112.5120	140.64	386,197	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2006 Heated Area: 2154 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		351,439	
TOTAL MARKET OB/XF VALUE		5,500	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		521,939	
SOH/AGL Deduction		266,850	
ASSESSED VALUE		255,089	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		205,089	
TOTAL JUST VALUE		521,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,272	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200622	ADDITION	38,000	10/20/2020
20120486	SPA 50 AMP	500	03/23/2012
20120472	6' FENCE	0	03/20/2012
20042417	NEW CONSTR	2,000	12/27/2004
20042392	H/AC	8,000	12/20/2004
20042108	NEW CONSTR	5,000	11/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/1937	8/05/2013	QC	U	I	11	100
GRANTOR: BEACH JOHN F & COLEEN						
GRANTEE: BEACH JOHN F & COLEEN						
1266/1937	10/19/2004	WD	U	V	07	100
GRANTOR: AMELIA ISLAND LAND						
GRANTEE: ROWAN SHARON TRUSTE						

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	12	16			6.50	100	2005	2005	3	86	1,073	
2	0810	CONCRETE A	0	100	45	16			6.50	100	2005	2005	3	86	4,025	
3	0810	CONCRETE A	0	100	24	3			6.50	100	2005	2005	3	86	402	
TOTALS															5,500	

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

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS=[YR=2005] W23 FEP=[YR=2021] N13 W18 S23 E14 N3 E4 N7 \$ S7 W4 S3 W29 S38 E10 N5 E8 FOP=[YR=2005] S2 E10 N2 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E10 FGR=[YR=2005] S6 E20 N24 W14S2 W6 S16 \$ N16 E6 N2 E14 N25 \$ PTR= E15 FUS=[YR=2005] E12 N23 E14 S23 W10 S4 W16 N4 \$ W15 \$.																							

LAND DESCRIPTION																		TOTAL OB/XF						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
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							