LOT 15
IN OR 1416/386
PARKVIEW PB 6/390

**CZYMBOR MICHAEL & MARY BETH**
841 PARKVIEW PLACE E
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-163V-0015-0000**

## BUILDING CHARACTERISTICS

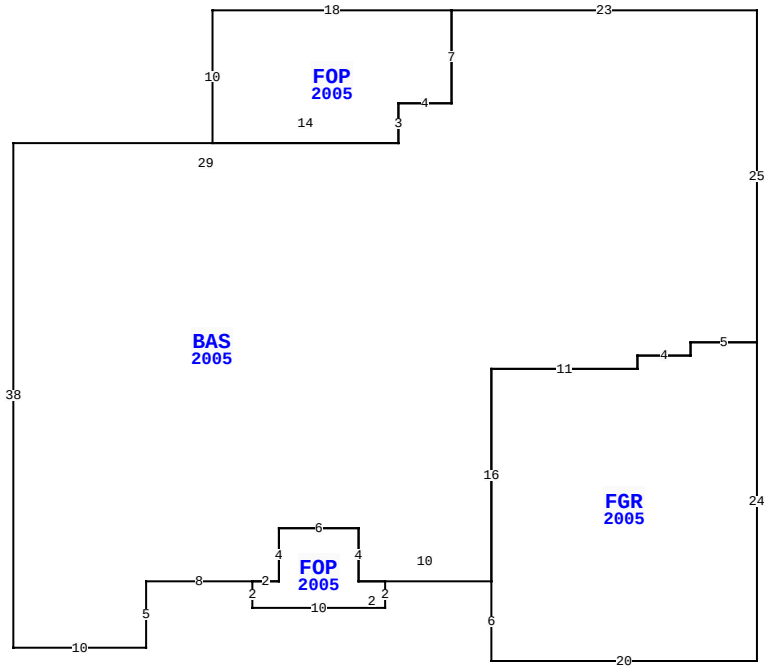
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 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 | 1,782 | 100 | 1,782 | 233,416 |
| FGR | 454 | 55 | 250 | 32,746 |
| FOP | 44 | 30 | 13 | 1,703 |
| FOP | 168 | 30 | 50 | 6,549 |
| TOTALS | 2,448 | | 2,095 | 274,414 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,095 | 115.1500 | 143.94 | 301,554 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 1782 HX Base Yr 2022




841 E PARKVIEW PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 274,414 |
| TOTAL MARKET OB/XF VALUE | | 25,770 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 465,184 |
| SOH/AGL Deduction | | 63,737 |
| ASSESSED VALUE | | 401,447 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 351,447 |
| TOTAL JUST VALUE | | 465,184 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 410,196 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20071434 | SWIM POOL | 28,550 | 08/02/2007 |
| 20071417 | ELEC OTHER | 700 | 07/31/2007 |
| 20051824 | FENCE | 1,000 | 05/20/2005 |
| 20042432 | H/AC | 5,000 | 12/28/2004 |
| 20042163 | NEW CONSTR | 5,000 | 11/16/2004 |
| 20041979 | NEW CONSTR | 120,000 | 10/27/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1416/0386 | 5/31/2006 | WD | Q | I | | 368,000 |
| GRANTOR: CIBOROWSKI ROBERT J J | | | | | | |
| GRANTEE: CZYMBOR MICHAEL & M | | | | | | |
| 1268/0541 | 10/22/2004 | TD | Q | V | | 56,500 |
| GRANTOR: ROWAN SHARON TRUSTEE | | | | | | |
| GRANTEE: CIBOROWSKI ROBERT J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W23 FOP=[YR=2005] W18 S10 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 W5 S1 W4 S1 W11 S16 $ N16 E11 N1 E4 N1 E5 N25 $ .

## 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 | 2005 | 2005 | 3 | 24 | 240 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 15 | 150.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 86 | 839 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 44 | 16 | 704.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 86 | 3,935 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 23 | 3 | 69.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 86 | 386 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 14 | 24 | 336.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 48 | 13,709 | |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 522.00 | SF | 14.50 | 14.50 | 100 | 2007 | 2007 | 3 | 88 | 6,661 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,770

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS