

LOT 21
IN OR 2122/1451
PARKVIEW PB 6/390

CARPER MELINDA & GEORGE
862 PARKVIEW PLACE E
FERNANDINA BEACH, FL 32034

2024

00-00-31-163V-0021-0000



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 70
Interior Floo	15	HARDTILE 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
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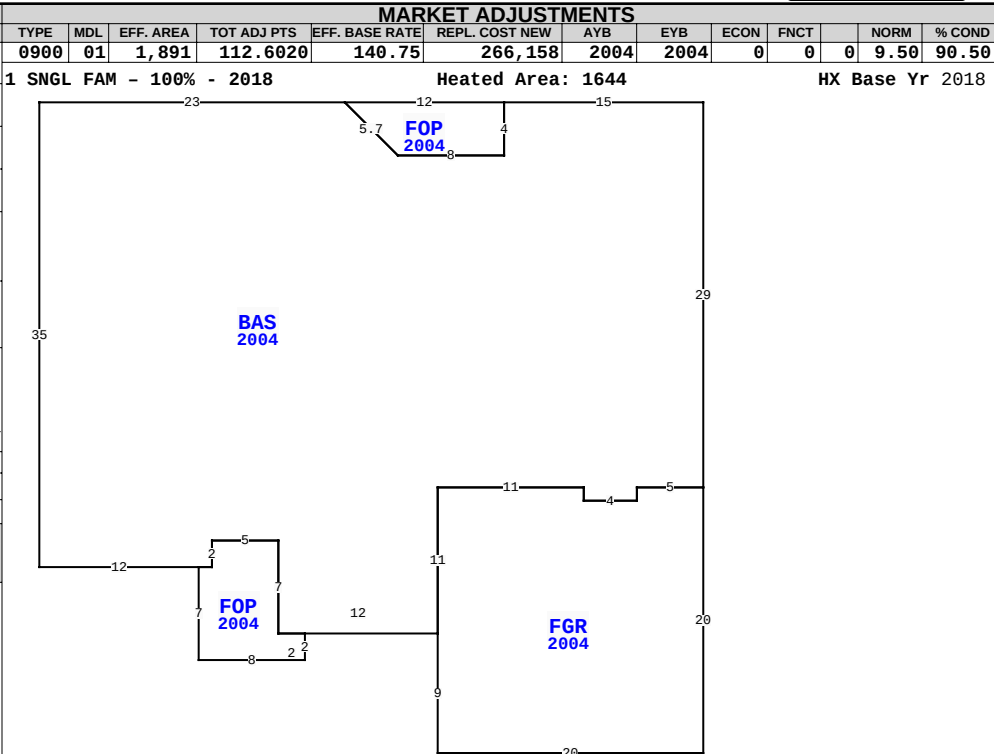
NEIGHBORHOOD/LOC	1027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	209,411
FGR	396	55	218	27,769
FOP	40	30	12	1,529
FOP	56	30	17	2,166

TOTALS	2,136		1,891	240,873
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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	10	14	140.00	SF	6.50	6.50	100	2004
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	2004
3	0810	CONCRETE A	0 100	41	17	697.00	SF	6.50	6.50	100	2004

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	000100	C	SFR	100	0003	R-1	80.00	100.00	1.00	LT	



862 E PARKVIEW PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,012											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,873	
TOTAL MARKET OB/XF VALUE		5,012	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		395,885	
SOH/AGL Deduction		146,066	
ASSESSED VALUE		249,819	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		194,819	
TOTAL JUST VALUE		395,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051375	FENCE	1,000	03/09/2005
20040858	NEW CONSTR	115,000	05/07/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2122/1451	5/25/2017	WD	Q	I	01
GRANTOR: WOLESHEIN SHAUN					
GRANTEE: CARPER MELINDA & GE					
1259/1484	9/16/2004	WD	Q	I	
GRANTOR: JAMES R HANNAH INC					
GRANTEE: WOLESHEIN SHAUN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FOP=[YR=2004] W12 D4 R4 E8 N4\$ S4 W8 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 W4 N1 W11 S11\$ N11 E11 S1 E4 N1 E5 N29\$.											