LOT 11
ISLAND VIEW OR 2668/1074

ERICSON TIMOTHY JOHN & ASHLEY RUMBOUGH
510 ISLAND VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0442-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

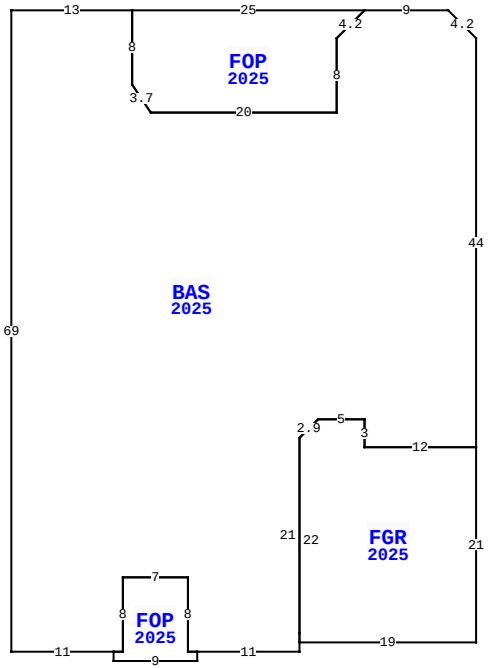
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,709	100	2025	2,709	591,402
FGR	418	55	2025	230	50,211
FOP	65	30	2025	20	4,366
FOP	244	30	2025	73	15,937
TOTALS	3,436			3,032	661,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,032	138.1684	218.31	661,916	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2709 HX Base Yr



510 ISLAND VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	661,916
TOTAL MARKET OB/XF VALUE	12,550
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	824,466
SOH/AGL Deduction	0
ASSESSED VALUE	824,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	824,466
TOTAL JUST VALUE	824,466
NCON VALUE	674,466
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	26.5'X15' SCREEN	5,000	05/05/2025
BLDR-2023-0		800,000	12/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1377	2/14/2025	SW	Q	I	01	958,000

GRANTOR: SCOTT ROAD PARTNERS L
GRANTEE: ERICSON TIMOTHY JOH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] U3L3 W9 D3L3 S8 W20 U3L2 N8 W13 S69 E11 E1 N8 E7 S8 E1 E11 N2 N21 U2R2 E5 S3 E12 N44 $
FOP=[YR=2025;ORIG=-47,-13] E25 D3L3 S8 W20 U3L2 N8 $
FGR=[YR=2025;ORIG=-29,33] U2R2 E5 S3 E12 S21 W19 N22 $
FOP=[YR=2025;ORIG=-48,56] N8 E7 S8 E1 S1 W9 N1 E1 $
.

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
2	0855	CONC PAVER	0	0	0	0	689.00	SF	10.00	10.00	100	2025	2024		100	6,890	
3	0855	CONC PAVER	0	0	0	0	66.00	SF	10.00	10.00	100	2025	2024		100	660	

LAND DESCRIPTION

TOTAL OB/XF 12,550

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	000100	C	RES	0		R-1			1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS