LOT 1
IN OR 1998/6
OCEAN VIEW ESTATES PB 6/25-26

ANSLEY MARY A
2800 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-156E-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

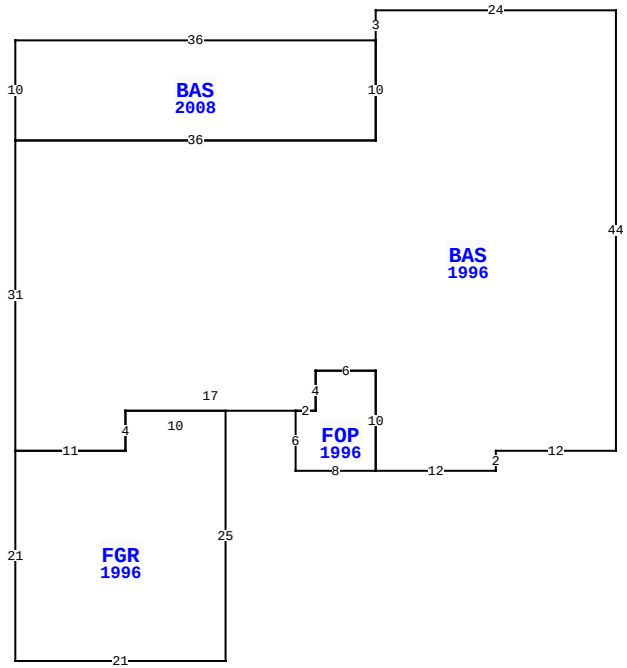
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	1996	2,072	279,853
BAS	360	100	2008	360	48,623
FGR	481	55	1996	265	35,792
FOP	72	30	1996	22	2,971
TOTALS	2,985			2,719	367,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	118.9056	156.96	426,774	1996	1996	0	0	0	13.95	86.05

1 SNGL FAM – 100% - 2016 Heated Area: 2432 HX Base Yr 2016



BLD DATE	02/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2800 ATLANTIC VIEW DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		367,239
TOTAL MARKET OB/XF VALUE		18,696
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		790,935
SOH/AGL Deduction		443,483
ASSESSED VALUE		347,452
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		291,730
TOTAL JUST VALUE		790,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120468	H/AC	4,425	03/21/2012
20020383	ADDITION	0	03/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/0006	8/14/2015	WD	Q	I	02	300,000
GRANTOR: RESIDUARY TRUST ET AL						
GRANTEE: ANSLEY ABSALOM W JR						
1986/0377	6/18/2015	FJ	U	I	11	0
GRANTOR: LAUBER ROBERT H EST						
GRANTEE: RESIDUARY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 S3 BAS=[YR=2008] W36 S10 E36 N10$ S10 W36 S31 FGR=[YR=1996] S21 E21 N25 W10 S4 W11 $ E11 N4 E17 FOP=[YR=1996] S6 E8 N10 W6 S4 W2 $ E2 N4 E6 S10 E12 N2 E12 N44 $.

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	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00	4.00	100	1996	1996	3	70	3,105	
2	0810	CONCRETE A	0	100	3	54	162.00	SF	6.50	6.50	100	1996	1996	3	70	737	
3	0858	SCULP CONC	0	100	0	0	131.00	SF	13.00	13.00	100	1996	1996	3	91	1,550	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	234.00	SF	7.25	7.25	100	1996	1996	3	70	1,188	
6	0910	SCRN RM L	0	100	19	36	684.00	SF	15.00	15.00	100	1996	1996	3	20	2,052	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2003	2003	3	20	600	
9	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2006	2006	3	86	117	
10	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2006	2006	3	86	157	

TOTAL OB/XF 18,696

LAND DESCRIPTION

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS