

LOT 2
IN OR 1924/1293
OCEAN VIEW ESTATES PB 6/25-26

FRYXELL ALLEN & CAROL M
2802 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-156E-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,317	100	1997	1,317	172,621
FGR	483	55	1997	266	34,865
FOP	48	30	1997	14	1,835
FOP	350	30	2013	105	13,762
FUS	1,261	100	1997	1,261	165,281
TOTALS	3,459			2,963	388,363

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	3	24	72.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	679.00	SF	7.00
4	0855	CONC PAVER	0	100	4	21	84.00	SF	7.00
5	0861	POOL GUNIT	0	100	20	15	300.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	326.00	SF	7.25
7	1076	TRELLIS A	0	100	18	10	180.00	SF	7.50
8	0097	AWNING CN	0	100	0	0	21.00	SF	65.00
9	0910	SCRN RM L	0	100	35	21	735.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,963	114.5672	151.23	448,094	1997	1997	0	0
1 SNGL FAM - 100% - 2015 Heated Area: 2578 HX Base Yr 2015									
BLD DATE 02/07/2014 KK LGL DATE 05/06/2025 MLU									

TOTAL OB/XF									
15,675									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

TOTAL OB/XF									
15,675									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					388,363				
TOTAL MARKET OB/XF VALUE					15,675				
TOTAL LAND VALUE - MARKET					405,000				
TOTAL MARKET VALUE					809,038				
SOH/AGL Deduction					424,749				
ASSESSED VALUE					384,289				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					333,567				
TOTAL JUST VALUE					809,038				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					660,973				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180542	PAVERS	0	02/15/2018
983949	SWIM POOL	14,590	06/26/1998
10373-B	NEW CONSTR	122,678	03/14/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1924/1293	5/30/2014	WD	Q	I	02	405,000	
GRANTOR: KERINS BRIAN R & DIAN							
GRANTEE: FRYXELL ALLEN & CAR							
1796/0298	6/01/2012	QC	U	I	11	100	
GRANTOR: KERINS BRIAN R & DIAN							
GRANTEE: KERINS BRIAN R & DI							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2013] W35 S10 BAS=[YR=1997] W22 S31 E12 FOP=[YR=1997] S4 E12 N4 W12 \$ E21 FGR=[YR=1997] S6 E21 N23 W21 S17\$ N17 E21 N14 W32\$ E35 N10\$ PTR= E15 FUS=[YR=1997] E33 S11 E21 S13 W5 S7 W3 N7 W5 S7 W3 N7 W5 S7 W13 N11 W7 S11 W13 N31\$ W15 \$.									

TOTAL OB/XF									
15,675									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

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