

CHILDS KEVIN M & RACHAEL B
2804 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

00-00-31-156E-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05

AVERAGE 70

16

WD FR STUC 30

08

IRREGULAR 100

03

COMP SHNGL 100

05

DRYWALL 100

13

LVT/LAMNT 70

11

CLAY TILE 30

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

02

WOOD FRAME 100

1.

1. 100

0 100

00

NONE 100

05

Quality Level 05

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

1,847

100

1996

1,847

256,369

FGR

441

55

1996

243

33,729

FOP

86

30

1996

26

3,609

FSP

208

40

2008

83

11,521

TOTALS

2,582

2,199

305,227

EXTRA FEATURES

L N

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

0811

CONCRETE B

0 100

0

0

818.00

SF

5.20

5.20

100

1996

1996

3

70

2,978

2

0861

POOL GUNIT

0 100

0

0

402.00

SF

85.00

85.00

100

2003

2003

3

29

9,909

3

0845

KOOL DECK

0 100

0

0

528.00

SF

7.25

7.25

100

2003

2003

3

82

3,139

4

1126

CB/STC 8"

0 100

38

1

38.00

SF

8.00

8.00

100

2003

2003

3

82

249

5

0940

SHEDS/PORT

0 100

6

6

36.00

SF

30.00

30.00

100

2006

2006

3

24

259

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

10/28/2019

BY

DJA

Total Acres: 0.00

Total Land Value: 405,000

Market: 0

Agricultural: 0

Common: 405,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,199

122.0296

161.08

354,215

1996

1996

0

0

0

13.83

86.17

1 SNGL FAM - 100% - 2019

Heated Area: 1847

HX Base Yr 2019

BLD DATE

02/07/2014

KK

LGL DATE

05/06/2025

MLU

XF DATE

LAND DATE

INC DATE

AG DATE

2804 ATLANTIC VIEW DR, FERNANDINA BEACH

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,847

100

1996

1,847

256,369

FGR

441

55

1996

243

33,729

FOP

86

30

1996

26

3,609

FSP

208

40

2008

83

11,521

TOTALS

2,582

2,199

305,227

BLD DATE

02/07/2014

KK

LGL DATE

05/06/2025

MLU

XF DATE

LAND DATE

INC DATE

AG DATE

EXTRA FEATURES

L N

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

0811

CONCRETE B

0 100

0

0

818.00

SF

5.20

5.20

100

1996

1996

3

70

2,978

2

0861

POOL GUNIT

0 100

0

0

402.00

SF

85.00

85.00

100

2003

2003

3

29

9,909

3

0845

KOOL DECK

0 100

0

0

528.00

SF

7.25

7.25

100

2003

2003

3

82

3,139

4

1126

CB/STC 8"

0 100

38

1

38.00

SF

8.00

8.00

100

2003

2003

3

82

249

5

0940

SHEDS/PORT

0 100

6

6

36.00

SF

30.00

30.00