

LOT 9
IN OR 747 PG 1469
OCEAN VIEW ESTATES PB 6/25-26

BECK DAVID C & ALBERTA P
874 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-156E-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	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
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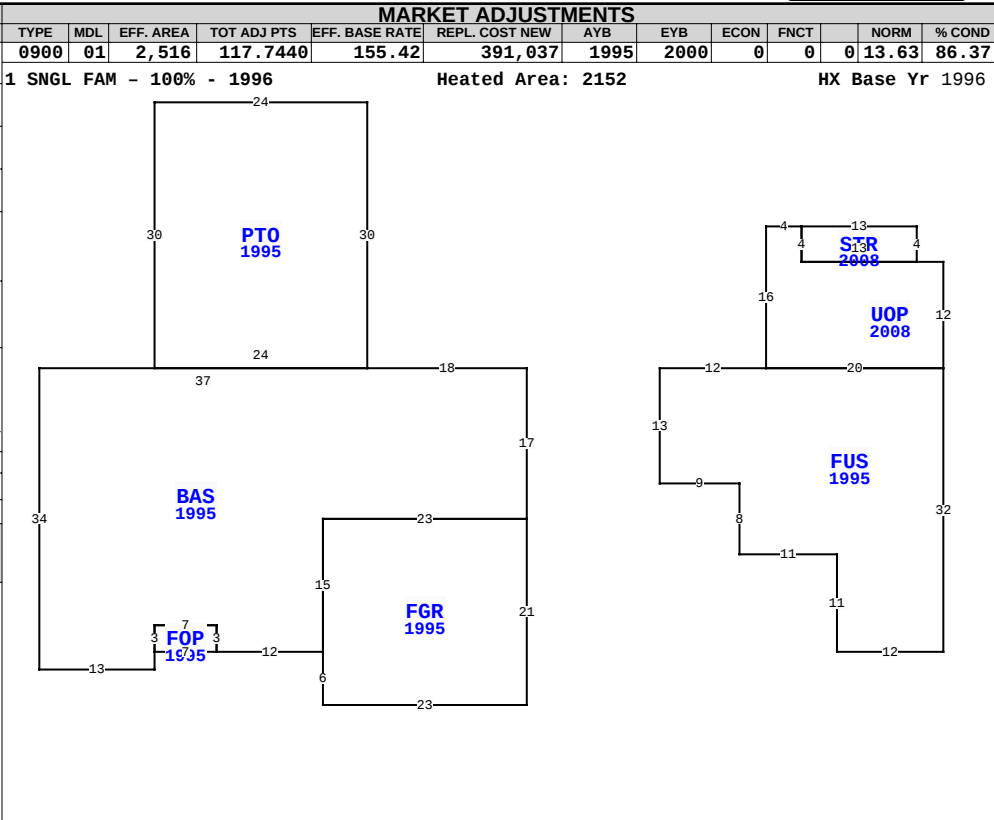
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1995	1,420	190,615
FGR	483	55	1995	266	35,707
FOP	21	30	1995	6	806
FUS	732	100	1995	732	98,261
PTO	720	5	1995	36	4,832
STR	52	10	2008	5	671
UOP	256	20	2008	51	6,846

TOTALS	3,684			2,516	337,739
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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	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	1,209.00	SF	7.25
6	0471	VINYL FNC	0	100	0	0	19.00	LF	32.00

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	0003	R-1	0.00	0.00	1.00



BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2025
INC DATE			AG DATE	MLU

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
2	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	100	1995	1995	3	68	2,811	
3	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50	6.50	100	2000	2000	3	77	230	
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2000	2000	3	23	7,820	
5	0845	KOOL DECK	0	100	0	0	1,209.00	SF	7.25	7.25	100	2000	2000	3	77	6,749	
6	0471	VINYL FNC	0	100	0	0	19.00	LF	32.00	32.00	100	2007	2007	3	69	420	

TOTAL OB/XF										19,550							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	405,000.00	445,500.00	445,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		337,739	
TOTAL MARKET OB/XF VALUE		19,550	
TOTAL LAND VALUE - MARKET		445,500	
TOTAL MARKET VALUE		802,789	
SOH/AGL Deduction		530,131	
ASSESSED VALUE		272,658	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		221,936	
TOTAL JUST VALUE		802,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		645,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112177	REPAIR/RRF	1,500	12/07/2011
20090047	REPAIR/RRF	15,898	01/13/2009
B959296	NEW CONSTR	138,920	09/14/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0747/1469	1/03/1996	WD	Q	I		149,300	
GRANTOR: CENTEX REAL ESTATE CO							
GRANTEE: BECK DAVID C & ALBE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W18 PTO=[YR=1995] N30 W24 S30 E24 \$ W37 S34 E13 N2 FOP=[YR=1995] E7 N3 W7 S3 \$ N3 E7 S3 E12 FGR=[YR=1995] S6 E23 N21 W23 S15 \$ N15 E23 N17 \$ PTR= E15 FUS=[YR=1995] E12 UOP=[YR=2008] N16 E4 STR=[YR=2008] E13 S4 W13 N4\$ S4 E16 S12 W20\$ E20 S32 W12 N11 W11 N8 W9 N13\$ W15\$.									