



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	2,108	100	1996	2,108	308,711
FEP	360	80	2008	288	42,177
FGR	481	55	1996	265	38,809
FOP	64	30	1996	19	2,782
TOTALS	3,013			2,680	392,480

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,092.00	UT	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	652.00	SF	7.25	7.25	
5	0855	CONC PAVER	0	100	0	0	239.00	SF	10.00	10.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,680	123.3408	162.81	436,331	1996	2005	0	0	0 10.05	89.95
1 SNGL FAM - 100% - 2001											
Heated Area: 2108											
HX Base Yr 2001											
866 ATLANTIC VIEW DR, FERNANDINA BEACH											
BLD DATE: 05/06/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		392,480	
TOTAL MARKET OB/XF VALUE		20,255	
TOTAL LAND VALUE - MARKET		445,500	
TOTAL MARKET VALUE		858,235	
SOH/AGL Deduction		542,397	
ASSESSED VALUE		315,838	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		260,116	
TOTAL JUST VALUE		858,235	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		697,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121720	ELEC.REMODELING	1,000	08/21/2012
20121682	WINDWS/SIDNG RPLC	15,000	08/16/2012
20121030	RE-ROOF W/50YR S	13,664	06/07/2012
20080684	SCREEN ENCLOSURE	4,950	04/25/2008
20071781	REPLACE SHOWER PA	900	09/20/2007
20071488	REMODEL M.BEDROOM	22,000	08/10/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0957/0847	11/08/2000	WD	Q	I	
GRANTOR: IMPELLIZZERI RICHARD					
GRANTEE: DAVIS LARRY H & DOR					
0780/0966	12/26/1996	WD	Q	I	
GRANTOR: BEAUDETTE VINCENT J &					
GRANTEE: IMPELLIZZERI RICHAR					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FEP=[YR=2008] W36 BAS=[YR=1996] N3 W24 S44 E12 S2 E12											
FOP=[YR=1996] E8 N5 W2 N4 W6 S9 \$ N9 E6 S4 E9 FGR=[YR=1996]											
S25 E21 N21 W11 N4 W10 \$ E10 S4 E11 N32 W36 N10 \$ S10 E36 N10											
\$.											