



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 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		3 100
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

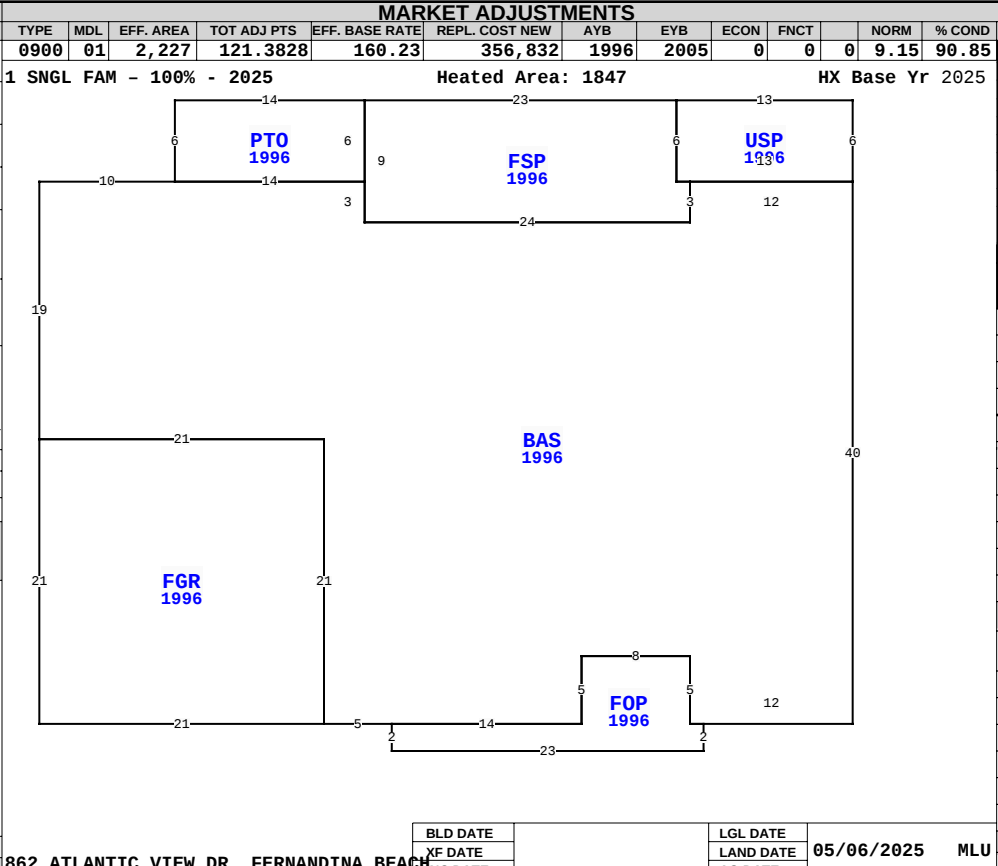
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1996	1,847	268,866
FGR	441	55	1996	243	35,373
FOP	86	30	1996	26	3,785
FSP	210	40	1996	84	12,228
PTO	84	5	1996	4	582
USP	78	30	1996	23	3,348

TOTALS	2,746			2,227	324,182
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	834.00	SF	6.50
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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



862 ATLANTIC VIEW DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/06/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
									9,815

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					324,182				
TOTAL MARKET OB/XF VALUE					9,815				
TOTAL LAND VALUE - MARKET					445,500				
TOTAL MARKET VALUE					779,497				
SOH/AGL Deduction					0				
ASSESSED VALUE					779,497				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					728,775				
TOTAL JUST VALUE					779,497				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					621,964				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121903	REROOF W/LIFETIME	18,000	09/13/2012
20110679	CHIMNEY/STUC REBU	5,000	05/03/2011
20021199	FENCE	0	07/12/2002
959399	NEW CONSTR	112,752	11/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2753/1096	12/02/2024	WD	Q	I	02	850,000	
GRANTOR: WACHTER JESSICA A & M							
GRANTEE: JARMUSZ LINDA M & D							
1608/1509	2/27/2009	PR	Q	I	01	380,000	
GRANTOR: LEWIS MEREDITH L P/R							
GRANTEE: WACHTER JESSICA A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=1996] W13 FSP=[YR=1996] W23 PTO=[YR=1996] W14 S6 BAS=[YR=1996] W10 S19 FGR=[YR=1996] S21 E21 N21 W21\$ E21 S21 E5 FOP=[YR=1996] S2 E23 N2 W1 N5 W8 S5 W14\$ E14 N5 E8 S5 E12 N40 W12 S3 W24 N3 W14\$ E14 N6\$ S9 E24 N3 W1 N6\$ S6 E13 N6\$.									