



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,092	100	1996	1,092	140,222
FGR	506	55	1996	278	35,698
FOP	52	30	1996	16	2,055
FOP	170	30	1996	51	6,548
FOP	170	30	2008	51	6,548
FUS	998	100	1996	998	128,151
PTO	60	5	1996	3	385
TOTALS	3,048			2,489	319,607

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0 100	0	0	874.00	SF	6.50	6.50
3	1241	WD DECK G	0 100	10	17	170.00	UT	15.53	15.53
4	0861	POOL GUNIT	0 100	0	0	361.00	SF	85.00	85.00
5	0845	KOOL DECK	0 100	0	0	599.00	SF	7.25	7.25
6	0461	IRON FENCE	0 100	4	4	16.00	SF	8.50	8.50
7	1127	BRICK 8"	0 100	0	0	198.00	SF	11.00	11.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,489	117.7440	155.42	386,840	1996	1996	0	0	17.38	82.62
1 SNGL FAM - 100% - 1997 Heated Area: 2090 HX Base Yr 1997											
858 ATLANTIC VIEW DR, FERNANDINA BEACH											
BLD DATE 02/07/2014 KK LGL DATE 05/06/2025 MLU											
XF DATE											
INC DATE											
AG DATE											

TOTAL OB/XF											
17,570											

TOTAL OB/XF											
17,570											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		319,607	
TOTAL MARKET OB/XF VALUE		17,570	
TOTAL LAND VALUE - MARKET		445,500	
TOTAL MARKET VALUE		782,677	
SOH/AGL Deduction		494,478	
ASSESSED VALUE		288,199	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		237,477	
TOTAL JUST VALUE		782,677	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		625,636	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122212	RE-ROOF	7,900	10/29/2012
20100914	H/AC	6,625	06/04/2010
20042045	REMODEL	9,000	11/02/2004
984163	SWIM POOL	16,950	08/14/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0781/1919	1/13/1997	WD U	I	21	
GRANTOR: CENTEX REAL ESTATE CO					
GRANTEE: IGOU FARON K & KATH					

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

BUILDING DIMENSIONS					
FGR=[YR=1996] W22 BAS=[YR=1996] N3 W9 FOP=[YR=1996] N10 W17 PTO=[YR=1996] W6 S10 E6 N10 \$ S10 E17 \$ W30 S28 E13 FOP=[YR=1996] S4 E13 N4 W13 \$ E26 N25 \$ S23 E22 N23 \$ PTR= E15 FUS=[YR=1996] E12 FOP=[YR=2008] N10 E17 S10 W17\$ E27 S28 W13 N10 W4 S4 W9 S6 W13 N28 \$ W15 \$.					