

LOT 19 EX S-1
IN OR 2343/1947
OCEAN VIEW ESTATES PB 6/25-26

COLEMAN KENNETH MARTIN & LEANN RENE
854 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-156E-0019-0000



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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	1997	1,317	165,007
FEP	200	80	2008	160	20,047
FGR	483	55	1997	266	33,328
FOP	40	30	1997	12	1,503
FUS	1,261	100	1997	1,261	157,992
PTO	340	5	1997	17	2,130

TOTALS	3,641			3,033	380,006
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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	931.00	SF	5.20
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	387.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	474.00	SF	7.25
6	0910	SCRN RM L	0	100	0	0	1,061.00	SF	15.00

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	3,033	112.1296	148.01	448,914	1997	1997	0	0	15.35	84.65
1 SNGL FAM - 100% - 2022 Heated Area: 2578 HX Base Yr 2022											
854 ATLANTIC VIEW DR, FERNANDINA BEACH											
BLD DATE 02/07/2014 KK LGL DATE 05/06/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		380,006	
TOTAL MARKET OB/XF VALUE		23,647	
TOTAL LAND VALUE - MARKET		445,500	
TOTAL MARKET VALUE		849,153	
SOH/AGL Deduction		194,041	
ASSESSED VALUE		655,112	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		604,390	
TOTAL JUST VALUE		849,153	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		690,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121759	RE-ROOF	7,500	08/28/2012
20051119	SCREEN ROOM FOR P	10,000	01/25/2005
20002024	GLASS ROOM ENCLOS	0	01/21/2000
991329	ELEC. FOR SWIM PO	0	10/05/1999
990546	SWIM POOL	0	05/28/1999
10321	NEW CONSTR	132,758	02/20/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2343/1947	2/28/2020	WD Q	I	01	580,000
GRANTOR: HIERSONILO P & ANGELI					
GRANTEE: COLEMAN KENNETH MAR					
0796/0942	6/13/1997	WD Q	I		164,700
GRANTOR: CENTEX REAL ESTATE CO					
GRANTEE: HIERSONILO P & ANGE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1997] W34 FEP=[YR=2008] W20 S10 BAS=[YR=1997] S14 FGR=[YR=1997] S23 E21 N23 W21 \$E21 S17 E11 FOP=[YR=1997] S4 E10 N4 W10 \$ E22 N31 W54 \$ E20 N10\$ S10 E34 N10 \$ PTR=E15 FUS=[YR=1997] E21 N11 E33 S31 W13 N11 W7S11 W13 N7 W5 S7 W3 N7 W5 S7 W3 N7 W5 N13 \$ W15 \$.									