LOT 3
PARKVIEW PB 6/390

JOHNSON MICHELLE E & DANIEL N
851 PARKVIEW PLACE W
FERNANDINA BEACH, FL 32034

2025

00-00-31-163V-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

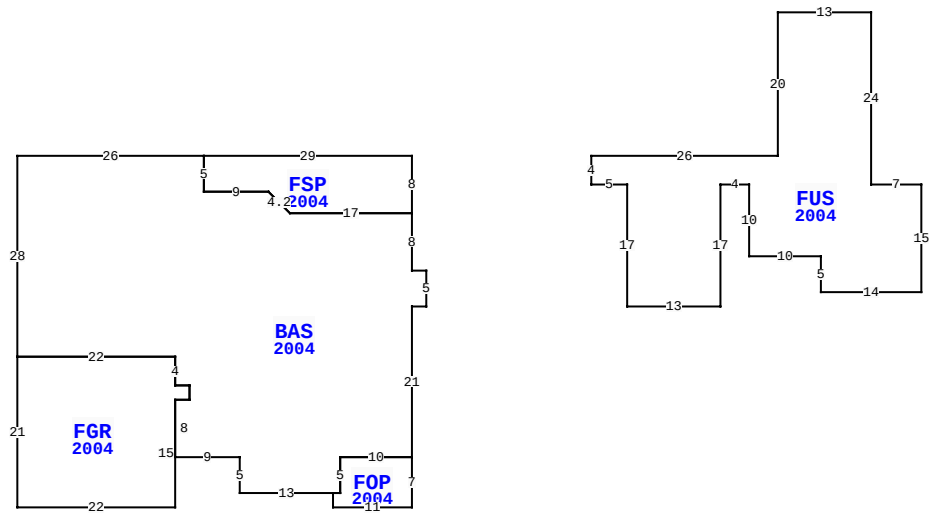
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2004	1,878	261,001
FGR	466	55	2004	256	35,579
FOP	72	30	2004	22	3,057
FSP	201	40	2004	80	11,119
FUS	947	100	2004	947	131,612
TOTALS	3,564			3,183	442,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,183	116.9872	154.42	491,519	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2020 Heated Area: 2825 HX Base Yr 2020



851 W PARKVIEW PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		442,367
TOTAL MARKET OB/XF VALUE		23,204
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		665,571
SOH/AGL Deduction		253,876
ASSESSED VALUE		411,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,973
TOTAL JUST VALUE		665,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051512	VINYL FENCE	1,000	04/05/2005
20051190	ELEC OTHER	1,000	02/07/2005
20042199	OTHER	1,000	11/22/2004
20042044	SWIM POOL	23,000	11/02/2004
20040934	NEW CONSTR	210,000	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0028	7/12/2019	WD	Q	I	02	434,800
GRANTOR: CISCO ALETHA K						
GRANTEE: JOHNSON MICHELLE E						
1240/1581	6/24/2004	WD	Q	V		51,500
GRANTOR: AMELIA ISLAND LAND						
GRANTEE: CISCO ALETHA K						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W29 BAS=[YR=2004] W26 S28 FGR=[YR=2004] S21 E22 N15 E2 N2 W2 N4 W22$ E22 S4 E2 S2 W2 S8 E9 S5 E13 FOP=[YR=2004] S2 E11 N7 W10 S5 W1$ E1 N5 E10 N21 E2 N5 W2 N8 W17 U3 L3 W9 N5$ S5 E9 D3 R3 E17 N8$ PTR=E25 FUS=[YR=2004] E26 N20 E13 S24 E7 S15W14 N5 W10 N10 W4 S17 W13 N17 W5 N4$ W25$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2004	2004	3	83	550	
4	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2004	2004	3	83	3,625	
5	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	2004	2004	3	83	237	
6	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2005	2005	3	36	9,180	
7	0845	KOOL DECK	0	100	0	0	370.00	SF	14.50	14.50	100	2005	2005	3	84	4,507	
8	0477	VF 4 SLAT	0	100	0	0	79.00	LF	14.00	14.00	100	2005	2005	3	64	708	
9	0478	VF 6 SLAT	0	100	0	0	99.00	LF	15.00	15.00	100	2005	2005	3	64	950	
10	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	

TOTAL OB/XF 23,204

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-1	80.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS