LOT 5
PARKVIEW PB 6/390

HANSON PATRICK/DE LOS ANGELES JUAN CARLOS
891 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

2025

00-00-31-163V-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

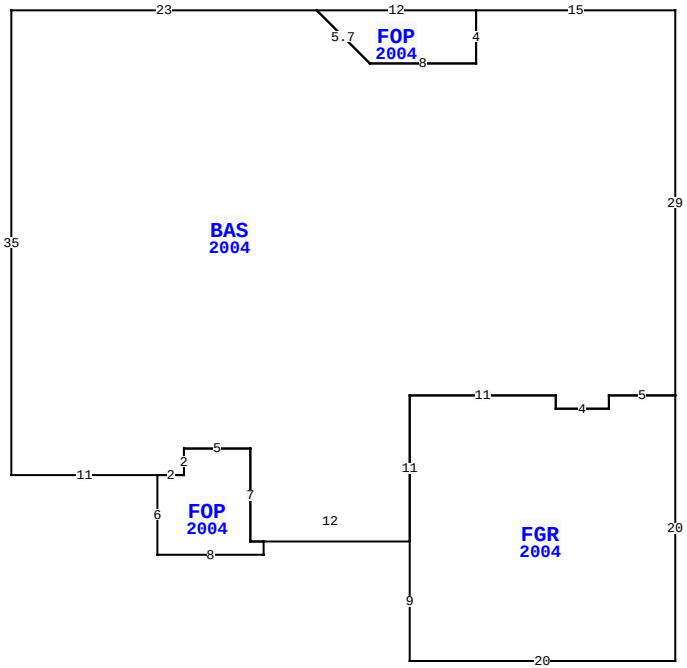
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,644	100	2004	1,644	219,913
FGR	396	55	2004	218	29,161
FOP	40	30	2004	12	1,606
FOP	53	30	2004	16	2,140
TOTALS	2,133			1,890	252,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	112.6020	148.63	280,911	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 1644 HX Base Yr 2021



891 W PARKVIEW PL, FERNANDINA BEACH

BLD DATE			LGL DATE		
XF DATE	04/22/2009	RK	LAND DATE	03/19/2024	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,820
TOTAL MARKET OB/XF VALUE		8,932
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		461,752
SOH/AGL Deduction		143,024
ASSESSED VALUE		318,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,006
TOTAL JUST VALUE		461,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071038	VINYL FENCE	4,100	06/11/2007
20041244	NEW CONSTR	110,000	07/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/904	1/30/2025	WD	Q	I	02	575,000
GRANTOR: SIMPSON RACHEL & JONA						
GRANTEE: HANSON PATRICK						
2392/1304	9/09/2020	WD	Q	I	01	300,000
GRANTOR: KNAUER JOSHUA F & GIN						
GRANTEE: SIMPSON RACHEL & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] W12 D4 R4 E8N4$S4W8 U4 L4 W23 S35 E11 FOP=[YR=2004] S6 E8 N1 W1 N7 W5 S2 W2$ E2 N2 E5 S7 E12 FGR=[YR=2004] S9 E20 N20 W5 S1 W4 N1 W11 S11$ N11 E11 S1 E4 N1 E5 N29$.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2004	2004	3	83	453	
3	0810	CONCRETE A	0	100	40	17	680.00	SF	6.50	6.50	100	2004	2004	3	83	3,669	
4	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	83	1,036	
5	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2006	2006	3	66	3,168	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	

LAND DESCRIPTION

TOTAL OB/XF 8,932

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