LOT 8
IN OR 1470/641
PARKVIEW PB 6/390

REID LOUISA A
852 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

2025

00-00-31-163V-0008-0000

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	11	CLAY TILE 80
Interior Floo	14	CARPET 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	03	Quality Level 03

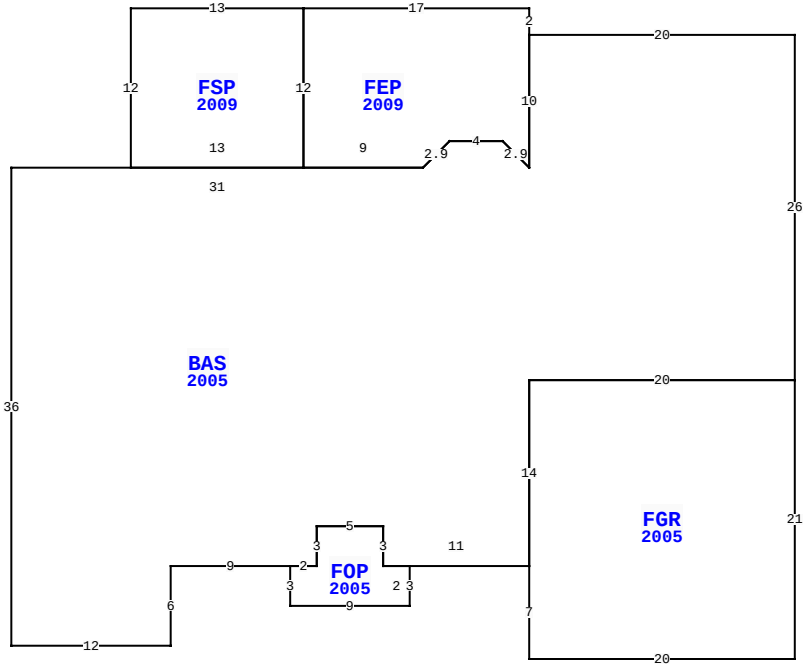
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	2005	1,759	251,372
FEP	192	80	2009	154	22,007
FGR	420	55	2005	231	33,011
FOP	42	30	2005	13	1,858
FSP	156	40	2009	62	8,860
TOTALS	2,569			2,219	317,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,219	118.9720	157.04	348,472	2005	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2010 Heated Area: 1759 HX Base Yr 2010



852 W PARKVIEW PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		317,110
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		545,710
SOH/AGL Deduction		327,642
ASSESSED VALUE		218,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,346
TOTAL JUST VALUE		545,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090338	ENCLOSE PATIO	2,000	03/17/2009
20042201	NEW CONSTR	2,000	11/23/2004
20042122	H/AC	4,000	11/12/2004
20041845	NEW CONSTR	5,000	10/12/2004
20041683	NEW CONSTR	120,000	09/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/0641	1/09/2007	WD	Q	I		355,000
GRANTOR: AYCOCK SEAN L &						
GRANTEE: REID LOUISA A						
1303/1633	3/23/2005	WD	Q	I		229,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: AYCOCK SEAN L & ROS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 FEP=[YR=2009] N2 W17 FSP=[YR=2009] W13 S12E13N12$S12E9 U2 R2 E4 D2 R2 N10$S10 U2 L2 W4 L2 D2 W31 S36 E12 N6 E9 FOP=[YR=2005] S3 E9 N3 W2N3 W5 S3 W2 $ E2 N3 E5 S3 E11 FGR=[YR=2005] S7 E20 N21 W20S14 $ N14 E20 N26 $.

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	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2005	2005	3	84	410	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2005	2005	3	84	197	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	84	87	
4	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2005	2005	3	84	3,582	
5	0820	WOOD WALK	0	100	0	0	920.00	SF	11.75	11.75	100	2009	2009	3	40	4,324	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	000134	C	RES POND	100	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/30/2025 BY SYS