LOT 9
IN OR 1271/286
PARKVIEW PB 6/390

KELLER ROBERT J & SANDRA L
872 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

2025

00-00-31-163V-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

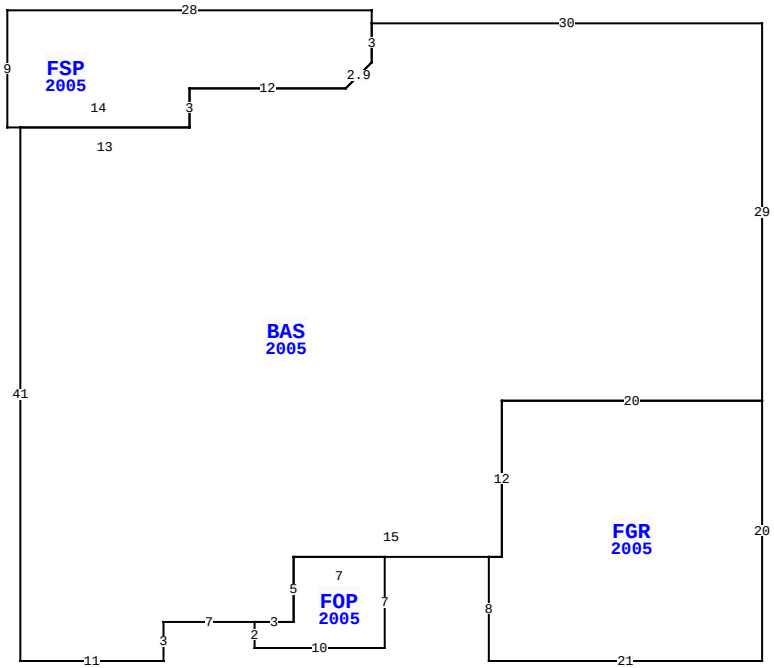
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,063	100	2005	2,063	288,846
FGR	408	55	2005	224	31,363
FOP	55	30	2005	16	2,240
FSP	208	40	2005	83	11,621
TOTALS	2,734			2,386	334,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	117.2080	154.71	369,138	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2063 HX Base Yr 2006



872 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		334,070
TOTAL MARKET OB/XF VALUE		9,587
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		563,657
SOH/AGL Deduction		335,721
ASSESSED VALUE		227,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,214
TOTAL JUST VALUE		563,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052090	SCREEN ENCLOSURE	1,000	06/28/2005
20051861	VINYL FENCE	1,000	05/27/2005
20051022	H/AC	4,000	01/10/2005
20041865	NEW CONSTR	145,000	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/0497	11/12/2004	WD	U	V	07	100
GRANTOR: AMELIA ISLAND LAND						
GRANTEE: ROWEN SHARON TRUSTE						
1271/0283	11/03/2004	WD	U	V	19	51,500
GRANTOR: AMELIA ISLAND LAND						
GRANTEE: ROWAN SHARON TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FSP=[YR=2005] N1 W28 S9 E14 N3 E12 U2 R2 N3$ S3 L2 D2 W12 S3 W13 S41 E11 N3 E7 FOP=[YR=2005] S2 E10 N7 W7 S5 W3 $ E3 N5 E15 FGR=[YR=2005] S8 E21 N20 W20 S12 W1 $ E1 N12 E20 N29 $.

EXTRA FEATURES

L N	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	2005	2005	3	22	220	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0810	CONCRETE A	0	100	9	12	108.00	SF	6.50	6.50	100	2005	2005	3	84	590	
4	0910	SCRN RM L	0	100	9	12	108.00	SF	15.00	15.00	100	2005	2005	3	22	356	
5	0810	CONCRETE A	0	100	39	21	819.00	SF	6.50	6.50	100	2005	2005	3	84	4,472	
6	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2005	2005	3	84	459	
7	0479	VF PICKET	0	100	0	0	64.00	LF	10.00	10.00	100	2005	2005	3	64	410	

LAND DESCRIPTION

TOTAL OB/XF 9,587

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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