

LOT 18
IN OR 1447/887
PARKVIEW PB 6/390

LENTZ TOBY R & ROBIN C
802 PARKVIEW PL E
FERNANDINA BEACH, FL 32034

2025

00-00-31-163V-0018-0000



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	14	CARPET 70
Interior Floo	15	HARDTILE 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
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NEIGHBORHOOD/LOC	1027.00
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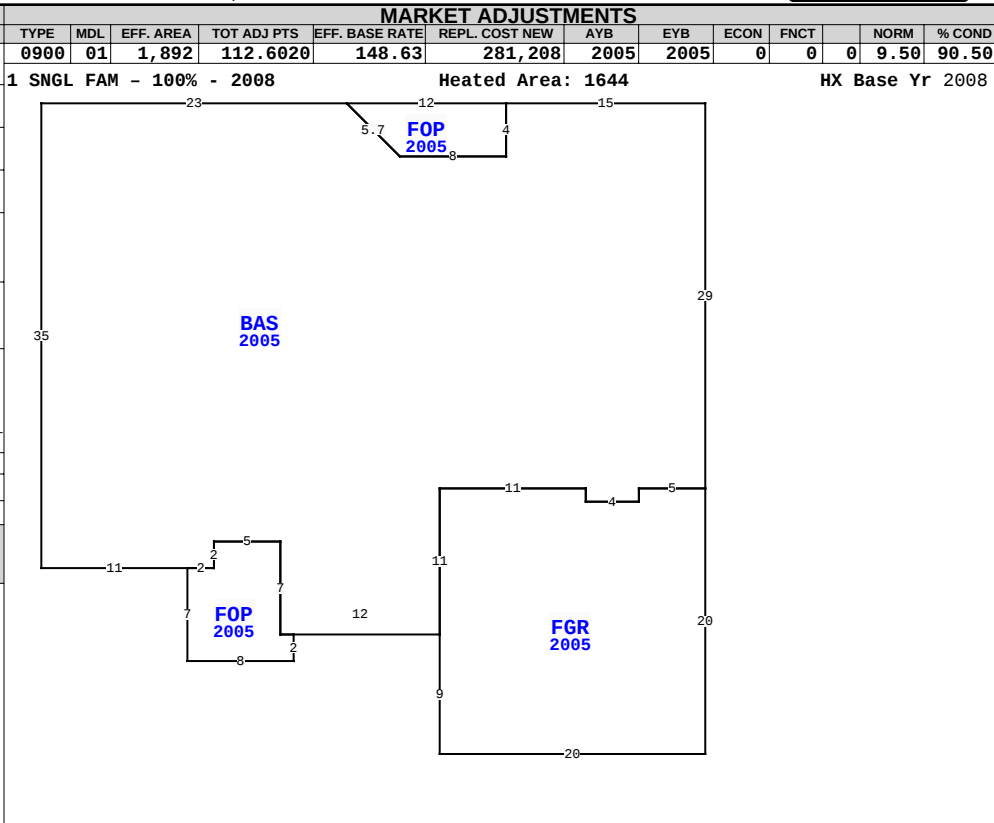
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	2005	1,644	221,135
FGR	396	55	2005	218	29,323
FOP	40	30	2005	12	1,615
FOP	61	30	2005	18	2,421

TOTALS	2,141			1,892	254,493
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50
3	0810	CONCRETE A	0	100	10	13	130.00	SF	6.50
4	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50

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	80.00	100.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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802 E PARKVIEW PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2005	2005	3	84	3,669	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2005	2005	3	84	442	
3	0810	CONCRETE A	0	100	10	13	130.00	SF	6.50	6.50	100	2005	2005	3	84	710	
4	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2005	2005	3	84	164	

TOTAL OB/XF													4,985		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
03	R-1	80.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2			

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		254,493	
TOTAL MARKET OB/XF VALUE		4,985	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		459,478	
SOH/AGL Deduction		280,094	
ASSESSED VALUE		179,384	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		128,662	
TOTAL JUST VALUE		459,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070429	WOOD FENCE	1,700	03/12/2007
20051136	OTHER	2,000	01/27/2005
20042202	NEW CONSTR	2,000	11/23/2004
20042046	H/AC	4,000	11/02/2004
20041565	NEW CONSTR	5,000	08/30/2004
20041525	NEW CONSTR	110,000	08/23/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1447/0887	9/26/2006	WD	Q	I		315,000	
GRANTOR: RUDGE RICHARD J & SUZ							
GRANTEE: LENTZ TOBY R & ROBI							
1247/1715	7/23/2004	TD	Q	V		46,500	
GRANTOR: ROWAN SHARON TRUSTEE							
GRANTEE: RUDGE RICHARD J & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W15 FOP=[YR=2005] W12 D4 R4 E8 N4 \$ S4W8 L4 U4 W23 S35 E11FOP=[YR=2005] S7 E8 N2 W1 N7 W5 S2 W2 \$ E2 N2 E5 S7 E12 FGR=[YR=2005] S9 E20 N20 W5 S1 W4 N1 W11 S11\$ N11 E11 S1 E4 N1 E5 N29 \$.									