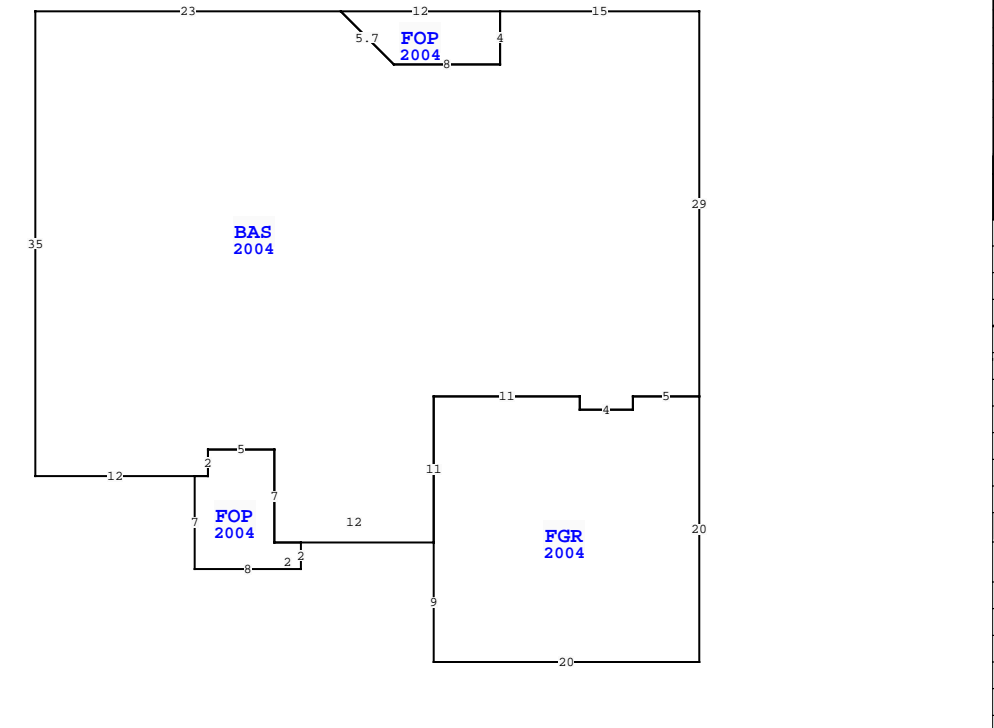


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,891	112.6020	148.63	281,059	2004	2004	0	0	10.00	90.00	

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			252,953
TOTAL MARKET OB/XF VALUE			4,952
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			457,905
SOH/AGL Deduction			200,841
ASSESSED VALUE			257,064
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			201,342
TOTAL JUST VALUE			457,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			395,885



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
BAS	1,644	100
FGR	396	55
FOP	40	30
FOP	56	30
TOTALS	2,136	
		1,891
		252,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051375	FENCE	1,000	03/09/2005
20040858	NEW CONSTR	115,000	05/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1451	5/25/2017	WD Q	Q	I	01	287,500
GRANTOR: WOLESHEIN SHAUN						
GRANTEE: CARPER MELINDA & GE						
1259/1484	9/16/2004	WD Q	Q	I		200,300
GRANTOR: JAMES R HANNAH INC						
GRANTEE: WOLESHEIN SHAUN						

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
1	0810	CONCRETE A	0 100	10	14	140.00	SF	6.50	6.50	100	2004	2004
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	2004	2004
3	0810	CONCRETE A	0 100	41	17	697.00	SF	6.50	6.50	100	2004	2004

862 E PARKVIEW PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W15 FOP=[YR=2004] W12 D4 R4 E8 N4\$ S4 W8 U4 L4 W23 S35 E12 FOP=[YR=2004] S7 E8 N2 W2 N7 W5 S2 W1\$ E1 N2 E5 S7 E12 FGR=[YR=2004] S9 E20 N20 W5 S1 W4 N1 W11 S11\$ N11 E11 S1 E4 N1 E5 N29\$.	

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