LOT 4
IN OR 1558/804
PARKVIEW PB 6/390

**DILLARD LEONARD A JR & MARILYN**
871 PARKVIEW PL W
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-163V-0004-0000**

## 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 | 08 | SHT VINYL 100 |
| 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 |

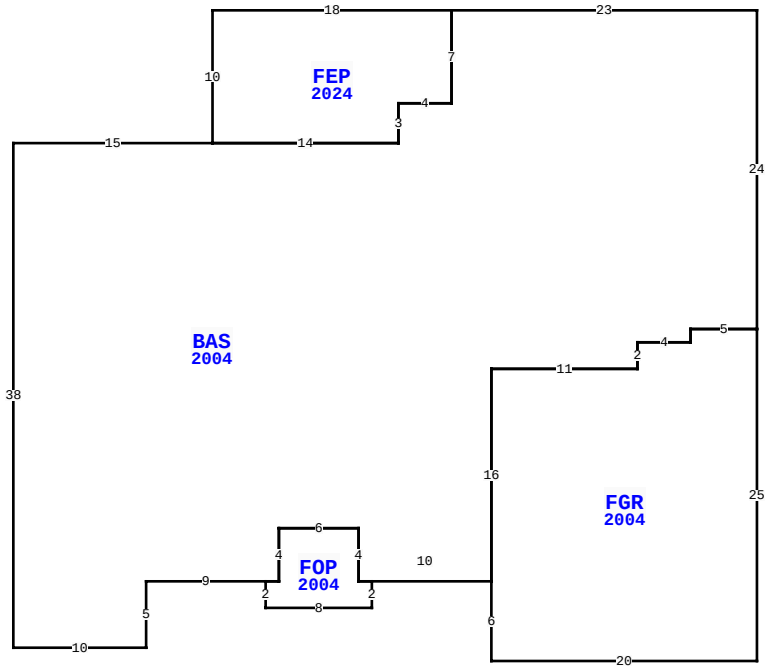
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,773 | 100 | 2004 | 1,773 | 239,930 |
| FEP | 168 | 80 | 2024 | 134 | 18,134 |
| FGR | 463 | 55 | 2004 | 255 | 34,508 |
| FOP | 40 | 30 | 2004 | 12 | 1,624 |
| TOTALS | 2,444 | | | 2,174 | 294,195 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,174 | 108.7800 | 151.20 | 328,709 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM 100% - 2009 Heated Area: 1773 HX Base Yr 2009




871 W PARKVIEW PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | | 294,195 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 205,000 |
| TOTAL MARKET VALUE | | 499,195 |
| SOH/AGL Deduction | | 291,768 |
| ASSESSED VALUE | | 207,427 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 156,016 |
| TOTAL JUST VALUE | | 499,195 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 486,105 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20222074 | REMODEL | 0 | 05/13/2022 |
| 20052521 | 4' FENCE | 2,000 | 08/25/2005 |
| 20040556 | NEW CONSTR | 130,000 | 03/22/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1558/0804 | 3/31/2008 | WD | Q | I | | 275,000 |
| GRANTOR: NATIONAL RESIDENTIAL | | | | | | |
| GRANTEE: DILLARD LEONARD A J | | | | | | |
| 1548/1197 | 1/30/2008 | WD | U | I | 21 | 309,000 |
| GRANTOR: FRIAR BENNY R JR & CH | | | | | | |
| GRANTEE: NATIONAL RESIDENTIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W23 S7 W4 S3 W14 W15 S38 E10 N5 E9 E1 N4 E6 S4 E10 N16 E11 N2 E4 N1 E5 N24 $
FGR=[YR=2004;ORIG=-20,43] S6 E20 N25 W5 S1 W4 S2 W11 S16 $
FOP=[YR=2004;ORIG=-37,43] S2 E8 N2 W1 N4 W6 S4 W1 $
FEP=[YR=2024;ORIG=-41,10] E14 N3 E4 N7 W18 S10 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 205,000.00 | 205,000.00 | 205,000 | | | | | | | |

REVIEW DATE 02/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS