

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

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

2026

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

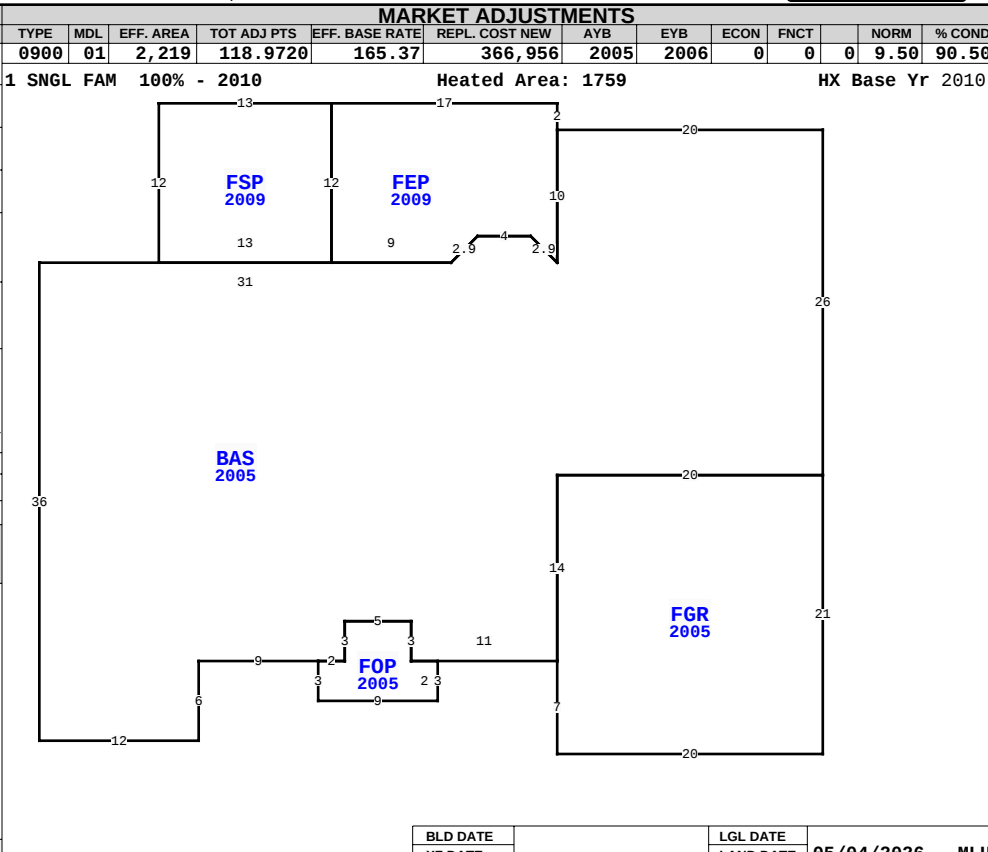


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	263,252
FEP	192	80	2009	154	23,048
FGR	420	55	2005	231	34,571
FOP	42	30	2005	13	1,946
FSP	156	40	2009	62	9,279
TOTALS	2,569			2,219	332,095

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
5	0820	WOOD WALK



TOTAL OB/XF 4,324														
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
5	0820	WOOD WALK	0	100	0	0		11.75	100	2009	2009	3	40	4,324

LAND DESCRIPTION														
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
1	000134	C	RES POND	100	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		332,095	
TOTAL MARKET OB/XF VALUE		4,324	
TOTAL LAND VALUE - MARKET		205,000	
TOTAL MARKET VALUE		541,419	
SOH/AGL Deduction		317,463	
ASSESSED VALUE		223,956	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		172,545	
TOTAL JUST VALUE		541,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,710	

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														
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BUILDING DIMENSIONS
BAS=[YR=2005] W20 FEP=[YR=2009] N2 W17 FSP=[YR=2009] W13
S12E13N12S\$12E9 U2 R2 E4 D2 R2 N10S\$10 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 \$.