LOT 19
PARKVIEW PB 6/390

ANGUS LORETTA M L/E/
822 E PARKVIEW PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-163V-0019-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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

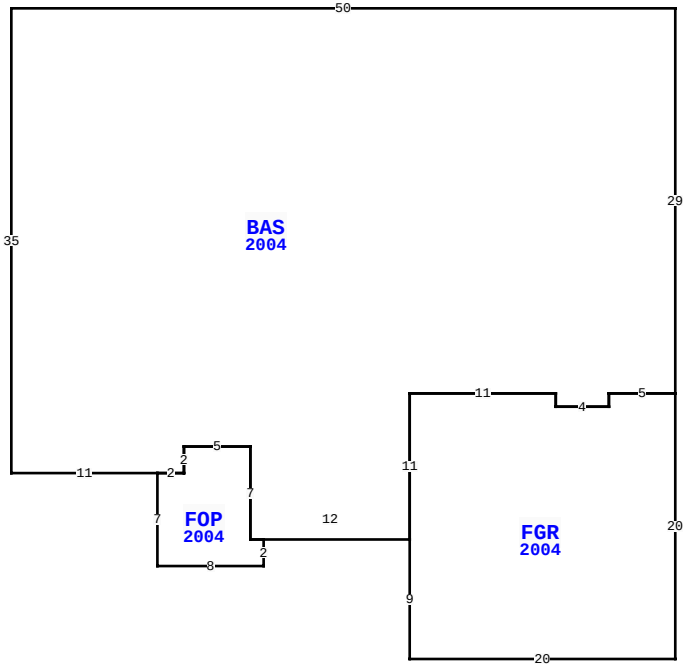
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	2004	1,684	235,904
FGR	396	55	2004	218	30,538
FOP	61	30	2004	18	2,521
TOTALS	2,141			1,920	268,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,920	112.6020	156.52	300,518	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2025 Heated Area: 1684 HX Base Yr 2025



822 E PARKVIEW PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,964
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		473,964
SOH/AGL Deduction		82
ASSESSED VALUE		473,882
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		417,471
TOTAL JUST VALUE		473,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041282	NEW CONSTR	110,000	07/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2702/447	2/28/2024	WD	U	I	11	100
GRANTOR: ANGUS JOHN WILLIAM &						
GRANTEE: LITSEY JESSICA						
1475/1041	1/31/2007	WD	Q	I		315,000
GRANTOR: SMITH SARA J						
GRANTEE: ANGUS JOHN W & LORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S35 E11 FOP=[YR=2004] S7 E8 N2 W1 N7 W5 S2 W2$ E2 N2 E5 S7 E12 FGR=[YR=2004] S9 E20 N20 W5 S1 W4 N1 W11 S11$ N11 E11 S1 E4 N1 E5 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS