

LOT 1
IN OR 1925/1811
OCEAN VILLAGE #1 PB 5/385-386

ALLEN JAMES K & NANCY Y
1810 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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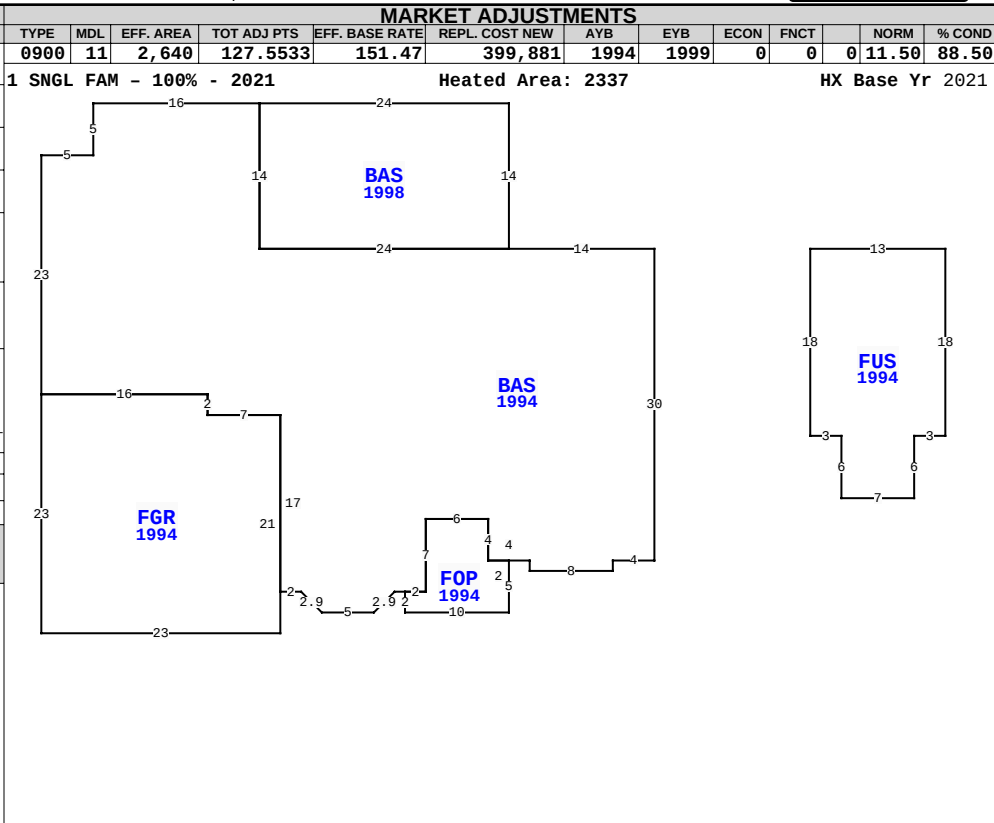
NEIGHBORHOOD/LOC	3045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	231,238
BAS	336	100	336	45,041
FGR	515	55	283	37,936
FOP	68	30	20	2,681
FUS	276	100	276	36,998

TOTALS	2,920		2,640	353,895
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,159.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	0	0	154.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
4,365											

TOTAL OB/XF											
4,365											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		353,895	
TOTAL MARKET OB/XF VALUE		4,365	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		708,260	
SOH/AGL Deduction		222,839	
ASSESSED VALUE		485,421	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		435,421	
TOTAL JUST VALUE		708,260	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		619,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805429	ADDITION	27,535	10/01/1998
B9401098	NEW CONSTR	102,178	06/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1925/1811	6/27/2014	WD	Q	I	01
GRANTOR: BADGETT GUY M					
GRANTEE: ALLEN JAMES K & NAN					
1543/0553	12/28/2007	QC	U	I	01
GRANTOR: BADGETT MARGARET L					
GRANTEE: BADGETT GUY M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W14 BAS=[YR=1998] N14 W24 S14 E24\$ W24 N14 W16 S5 W5 S23 FGR=[YR=1994] S23 E23 N21 W7 N2 W16 \$ E16 S2 E7 S17 E2 D2 R2 E5 U2 R2 E1 FOP=[YR=1994] S2 E10 N5 W2 N4 W6 S7 W2 \$E2 N7 E6 S4 E4 S1 E8 N1 E4 N30 \$ PTR= E15 FUS=[YR=1994] E13 S18 W3 S6W7 N6 W3 N18 \$ W15 \$.											