

LOT 3
IN OR 2106/1290
OCEAN VILLAGE #1 PB 5/385-386

WILLIAMS ROBERT W III & KIMBERLY J
3339 HIGHWAY FF
EUREKA, MO 63025

2023

00-SB-30-155V-0003-0000



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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1,844	315,177
FGR	567	55	312	53,327
FOP	96	30	29	4,957
FUS	1,134	100	1,134	193,823
PTO	126	5	6	1,026

TOTALS	3,767		3,325	568,309
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	773.00	SF	5.20	5.20
2	0810	CONCRETE A	0	0	0	104.00	SF	6.50	6.50
3	0810	CONCRETE A	0	0	0	214.00	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
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,325	135.5270	193.13	642,157	1994	1999	0	0	11.50	88.50
1 SFR CUST - 0% - 0											
Heated Area: 2978											
HX Base Yr											

1826 OCEAN VILLAGE DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
4,261											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
8											
VALUATION BY											
STANDARD											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
568,309											
TOTAL MARKET OB/XF VALUE											
4,261											
TOTAL LAND VALUE - MARKET											
350,000											
TOTAL MARKET VALUE											
922,570											
SOH/AGL Deduction											
270,064											
ASSESSED VALUE											
652,506											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
652,506											
TOTAL JUST VALUE											
922,570											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
722,539											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9400923	NEW CONSTR	126,920	04/05/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2106/1290	3/07/2017	WD	Q	I	01	603,800	
GRANTOR: OLIVER TERRI L							
GRANTEE: WILLIAMS ROBERT W I							
1916/0917	5/08/2014	QC	U	I	11	100	
GRANTOR: OLIVER GRAEME D & TER							
GRANTEE: OLIVER TERRI L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W6 N9 W4 N2 W6 S2 W4 PTO=[YR=1994] W21 S6 E21 N6\$ S6 W21 N6 W5 N2 W7 S2 W6 S38 E7 S6 E9 FOP=[YR=1994] S2 E10 N6 W1 N4 W9 S8\$ N8 E9 S4 E3 S2 E6 N2 E2 FGR=[YR=1994] S9 E23 N25 W21 S4 W2 S12\$ N12 E2 N4 E21 N15\$ PTR= E20 FUS=[YR=1994] E18 S14 E18 N8 E7 S8 E12 S21 W3 S4 W8 N4 W3 N6 W4 S1 W21 N12 W4 S2 W4 S2 W8 N22\$ W20\$.											