LOT 5
IN OR 1372/122
OCEAN VILLAGE #1 PB 5/385-386

ZAHREN EDWARD & LAURA ANN
1846 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0005-0000

BUILDING CHARACTERISTICS

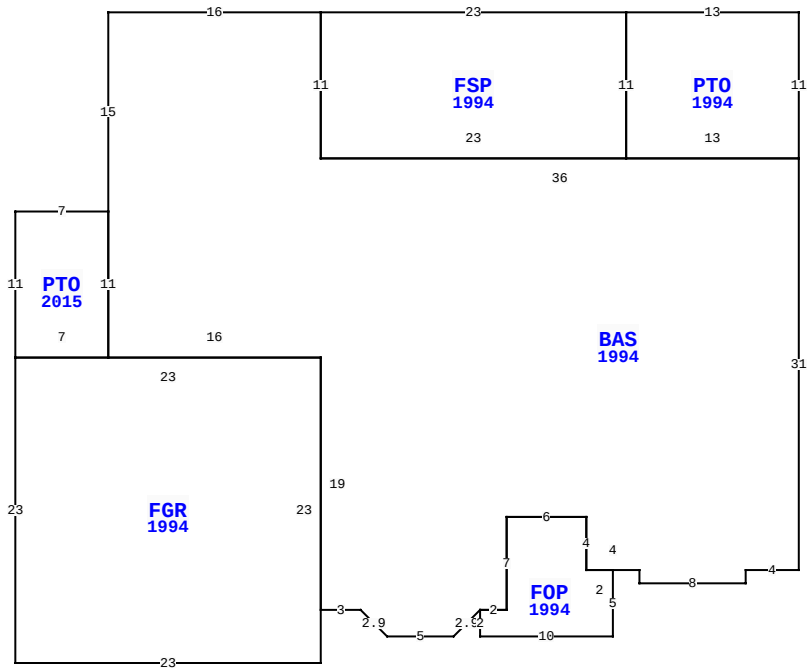
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,572	100	1,572	313,663
FGR	529	55	291	58,063
FOP	68	30	20	3,991
FSP	253	40	101	20,153
PTO	143	5	7	1,397
PTO	77	5	4	798
TOTALS	2,642		1,995	398,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,995	159.1128	226.74	452,346	1994	1998	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2011 Heated Area: 1572 HX Base Yr 2011



1846 OCEAN VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		398,064
TOTAL MARKET OB/XF VALUE		4,043
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		752,107
SOH/AGL Deduction		376,303
ASSESSED VALUE		375,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		325,804
TOTAL JUST VALUE		752,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226273	REMODEL	4,750	08/01/2012
B25256	REMODEL	28,900	10/01/2011
B24248	REMODEL	13,000	12/01/2010
B9400806	NEW CONSTR	84,197	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0122	12/06/2005	WD	Q	I		560,000
GRANTOR: KEENAN NANCY						
GRANTEE: ZAHREN EDWARD & LAU						
0945/0205	8/16/2000	WD	U	I		350,000
GRANTOR: BEVECK L MANSVELD						
GRANTEE: KEENAN NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W13 FSP=[YR=1994] W23 BAS=[YR=1994] W16 S15 PTO=[YR=2015] W7 S11 FGR=[YR=1994] S23E23 N23 W23$ E7 N11$ S11 E16 S19 E3 D2 R2 E5 U2 R2 FOP=[YR=1994] S2 E10 N5 W2 N4 W6 S7 W2$ E2 N7 E6 S4 E4S1 E8 N1 E4N31 W36 N11$ S11 E23 N11$ S11 E13 N11$.

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
2	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	1994	1994	3	70	2,817	
3	1242	WD DECK A	0	100	16	6	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
4	0810	CONCRETE A	0	100	0	0	171.00	SF	6.50	6.50	100	2011	2011	3	93	1,034	

LAND DESCRIPTION

TOTAL OB/XF 4,043

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS