LOT 8
IN OR 1917/1632
OCEAN VILLAGE #1 PB 5/385-386

MARMONTELLO GARY J & JANE C
1841 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

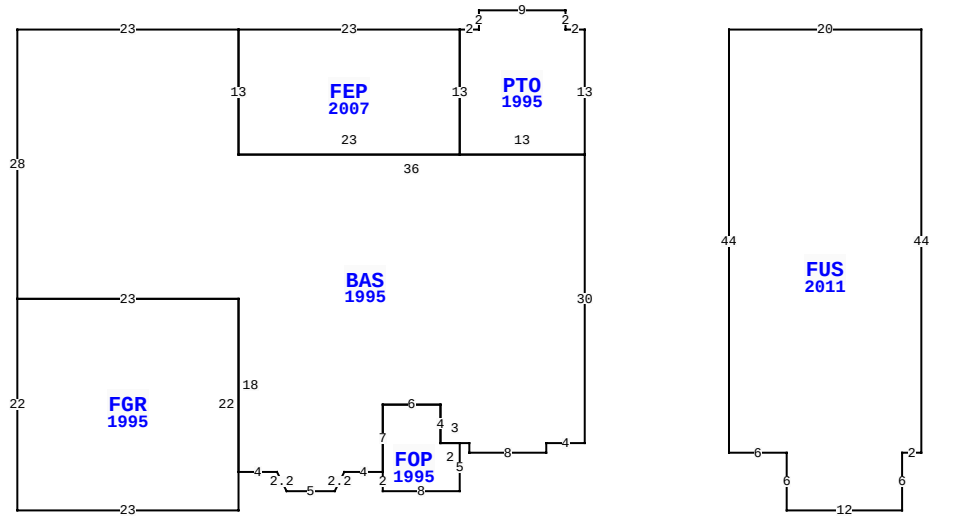
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,765	100	1,765	309,535
FEP	299	80	239	41,915
FGR	506	55	278	48,754
FOP	64	30	19	3,332
FUS	952	100	952	166,956
PTO	187	5	9	1,579
TOTALS	3,773		3,262	572,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,262	136.7414	194.86	635,633	1995	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2015 Heated Area: 2717 HX Base Yr 2015



1841 OCEAN VILLAGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		572,070
TOTAL MARKET OB/XF VALUE		5,914
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		927,984
SOH/AGL Deduction		362,626
ASSESSED VALUE		565,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		515,358
TOTAL JUST VALUE		927,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		740,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15884	H/AC	0	01/01/2011
B24128	ADDITION	100,950	11/01/2010
B19267	ADDITION	12,500	01/01/2007
B9401548	NEW CONSTR	77,497	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1917/1632	5/19/2014	WD	Q	I	02	572,000
GRANTOR: CAMPBELL GARY L & PEG						
GRANTEE: MARMONTELLO GARY J						
1249/0602	7/29/2004	WD	Q	I		484,900
GRANTOR: BELKOWITZ MARTIN J						
GRANTEE: CAMPBELL GARY L & P						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W2 N2 W9 S2 W2 FEP=[YR=2007] W23 BAS=[YR=1995] W23 S28 FGR=[YR=1995] S22 E23 N22 W23 $ E23 S18 E4 D2 R1 E5 R1 U2 E4 FOP=[YR=1995] S2 E8 N5 W2 N4 W6 S7 $ N7 E6 S4 E3 S1 E8 N1 E4 N30 W36 N13 $ S13 E23 N13 $ S13 E13 N13 $ PTR=E15 FUS=[YR=2011] E20 S44 W2 S6 W12 N6 W6 N44$ W15$.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	1995	1995	3	72	2,531	
3	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	100	1995	1995	3	72	618	

LAND DESCRIPTION

TOTAL OB/XF 5,914

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS