LOT 9
IN OR 2606/430
OCEAN VILLAGE #1 PB 5/385-386

DEBUSK MICHELLE M & THOMAS ALLAN
44 EAST 50TH STREET
SAVANNAH, GA 31405

2023

00-SB-30-155V-0009-0000

BUILDING CHARACTERISTICS

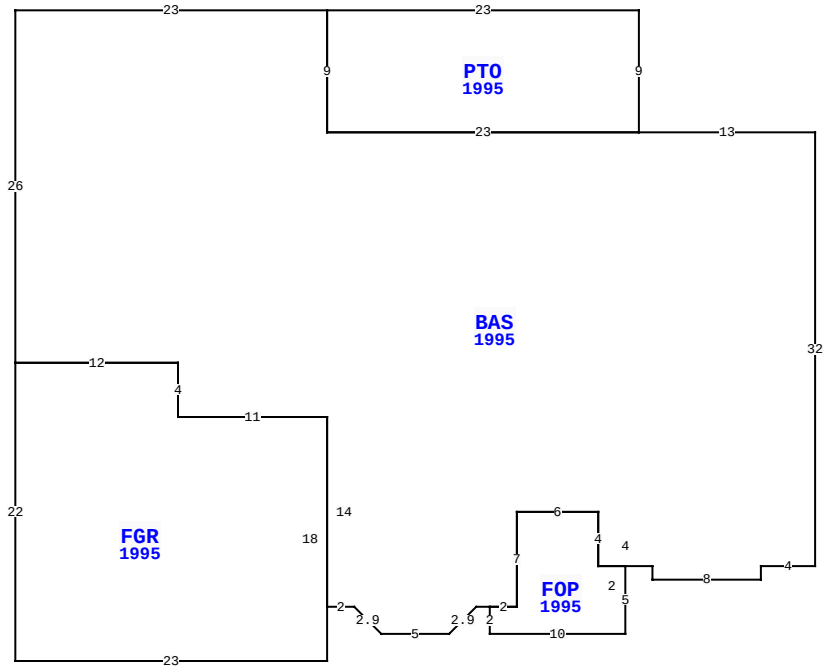
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,834	100	1,834	342,585
FGR	462	55	254	47,447
FOP	68	30	20	3,736
PTO	207	5	10	1,868
TOTALS	2,571		2,118	395,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,118	148.1172	211.07	447,046	1995	1999	0	0	0	11.50	88.50

1 SFR CUST – 0% - 2023 Heated Area: 1834 HX Base Yr



1845 OCEAN VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	395,636
TOTAL MARKET OB/XF VALUE	4,022
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	749,658
SOH/AGL Deduction	0
ASSESSED VALUE	749,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	749,658
TOTAL JUST VALUE	749,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401547	NEW CONSTR	88,474	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0430	12/05/2022	TD	Q	I	01	850,000
GRANTOR: LIND-MATTIE ANN J REV						
GRANTEE: DEBUSK MICHELLE MAR						
2606/0419	11/28/2022	FJ	U	I	11	0
GRANTOR: LIND-MATTIE ANN J EST						
GRANTEE: LIND LIZABETH C TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 PTO=[YR=1995] N9 W23 S9 E23 $ W23 N9 W23 S26 FGR=[YR=1995] S22 E23 N18W11 N4 W12 $ E12 S4 E11 S14 E2 D2 R2 E5 U2 R2 E1 FOP=[YR=1995] S2 E10 N5 W2 N4 W6 S7 W2$E2 N7 E6 S4 E4 S1 E8 N1 E4 N32 $.

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	0811	CONCRETE B	0	0	0	0	918.00	SF	5.20	5.20	100	1995	1995	3	72	3,437	
2	0810	CONCRETE A	0	0	25	4	100.00	SF	8.13	8.13	100	1995	1995	3	72	585	

LAND DESCRIPTION

TOTAL OB/XF 4,022

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	0		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