

LOT 12
IN OR 888/1164
OCEAN VILLAGE #1 PB 5/385-386

MARONE LIVING TRUST/MARONE LOUISE A TRUSTEE
1859 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0012-0000



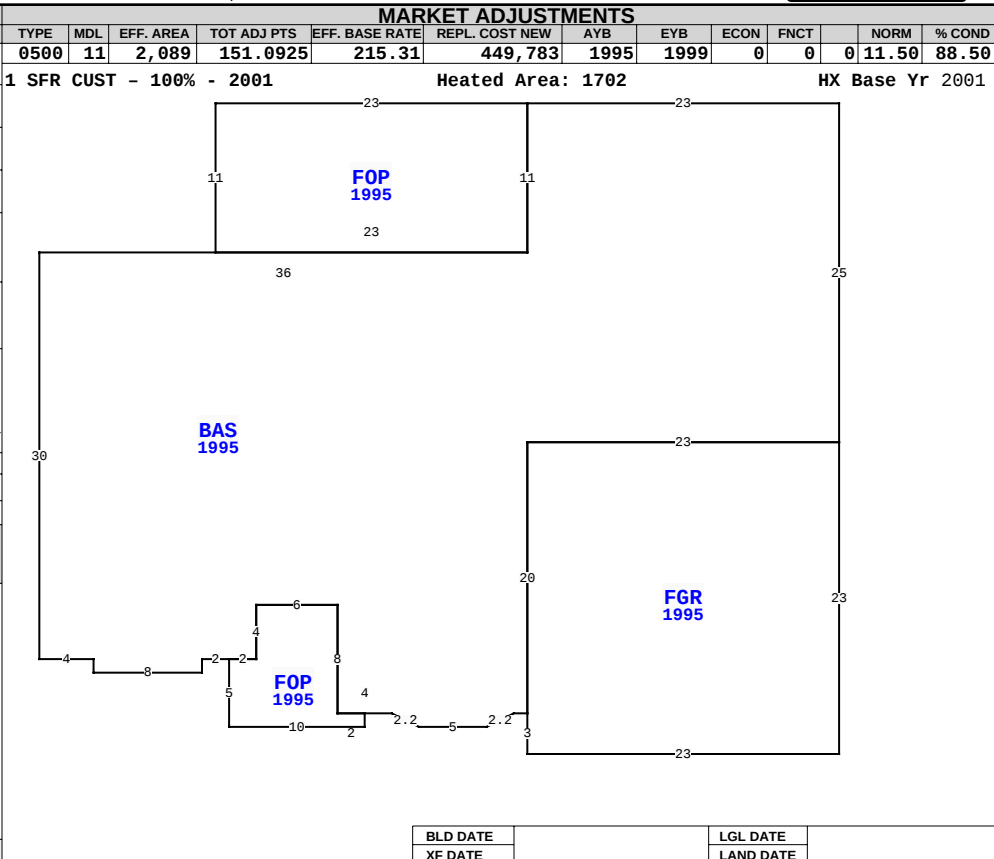
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,702	100	1,702	324,315
FGR	529	55	291	55,450
FOP	66	30	20	3,811
FOP	253	30	76	14,482
TOTALS	2,550		2,089	398,058

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0855	CONC PAVER	0 100	0	0	1,194.00	SF	7.00	7.00
4	0855	CONC PAVER	0 100	0	0	207.00	SF	7.00	7.00
5	0855	CONC PAVER	0 100	0	0	258.00	SF	7.00	7.00

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



1859 OCEAN VILLAGE DR, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1998	1998	3	77	6,436	
100	2011	2011	3	93	1,348	
100	1998	1998	3	77	1,391	

TOTAL OB/XF									
9,175									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					398,058				
TOTAL MARKET OB/XF VALUE					9,175				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					757,233				
SOH/AGL Deduction					377,493				
ASSESSED VALUE					379,740				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					329,740				
TOTAL JUST VALUE					757,233				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					594,471				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213183	ROOF	11,765	10/01/2012
M1217458	H/AC	0	08/01/2012
B9401559	NEW CONSTR	88,474	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0888/1164	6/25/1999	QC	U	I	01	100	
GRANTOR: MARONE FRANCIS A & LO							
GRANTEE: MARONE FRANCIS A &							
0888/0361	6/22/1999	QC	U	I	01	100	
GRANTOR: MARONE LOUISE A							
GRANTEE: MARONE FRANCIS A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W23 FOP=[YR=1995] W23 S11 E23 N11 \$ S11 W36 S30 E4 S1 E8 N1 E2 FOP=[YR=1995] S5 E10 N1 W2 N8 W6 S4 W2 \$ E2 N4 E6 S8 E4 D1 R2 E5 U1 R2 E1 FGR=[YR=1995] S3 E23 N23 W23 S20 \$ N20 E23 N25 \$.									