LOT 13
OCEAN VILLAGE #1 PB 5/385-386

VARNEY ARDEN R & JANINE M L/E/
1863 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

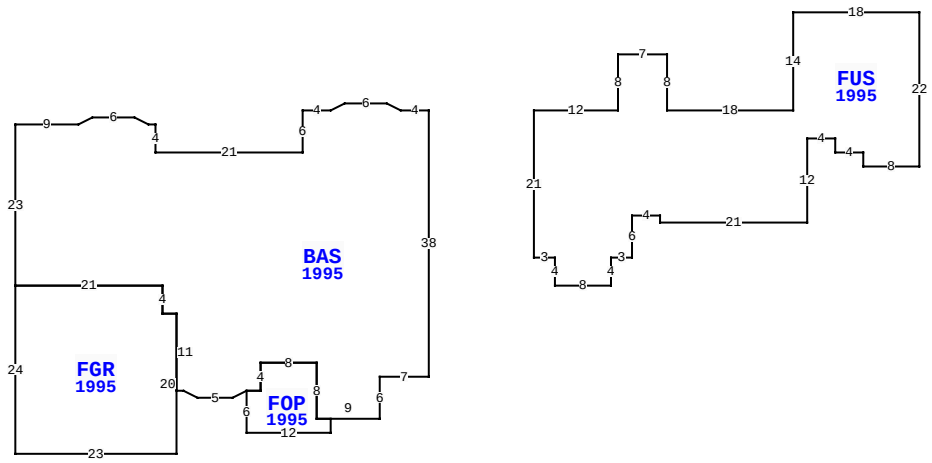
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,870	100	1,870	326,602
FGR	544	55	299	52,222
FOP	96	30	29	5,065
FUS	1,134	100	1,134	198,057
TOTALS	3,644		3,332	581,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,332	137.7130	196.24	653,872	1995	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2020 Heated Area: 3004 HX Base Yr 2020



1863 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		581,946
TOTAL MARKET OB/XF VALUE		9,816
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		941,762
SOH/AGL Deduction		356,561
ASSESSED VALUE		585,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		535,201
TOTAL JUST VALUE		941,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501590	NEW CONSTR	116,470	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/0055	12/21/2020	LE	U	I	11	100
GRANTOR: VARNEY ARDEN R & JANI						
GRANTEE: GORMAN KYLE P & JEN						
2186/1347	3/29/2018	WD	Q	I	01	875,000
GRANTOR: HARDY LYNNE S REVOCAB						
GRANTEE: VARNEY ARDEN R & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 U1 L2 W6 D1 L2 W4 S6 W21 N4 W1 U1 L2 W6 D1 L2 W9 S23 FGR=[YR=1995] S24 E23 N20 W2 N4 W21 $ E21 S4 E2 S11 E1 D1 R2 E5 U1 R2 FOP=[YR=1995] S6 E12 N2 W2 N8 W8 S4 W2 $ E2 N4 E8 S8 E9 N6 E7 N38 $ PTR= E15 FUS=[YR=1995] E12 N8 E7 S8 E18 N14 E18 S22 W8 N2 W4 N2 W4S12 W21 N1 W4 S6 W3 S4 W8 N4 W3 N21 $ 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
3	0855	CONC PAVER	0	100	0	0	785.00	SF	7.00	7.00	100	1998	1998	3	77	4,231	
4	0855	CONC PAVER	0	100	0	0	93.00	SF	7.00	7.00	100	1998	1998	3	77	501	
5	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00	7.00	100	1998	1998	3	77	474	
6	0855	CONC PAVER	0	100	0	0	40.00	SF	7.00	7.00	100	1998	1998	3	77	216	
7	0855	CONC PAVER	0	100	0	0	420.00	SF	7.00	7.00	100	2011	2011	3	93	2,734	
8	0855	CONC PAVER	0	100	0	0	255.00	SF	7.00	7.00	100	2011	2011	3	93	1,660	

LAND DESCRIPTION

TOTAL OB/XF 9,816

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 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