

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	08 DECORATIVE 40
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	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
NEIGHBORHOOD/LOC	3045.00

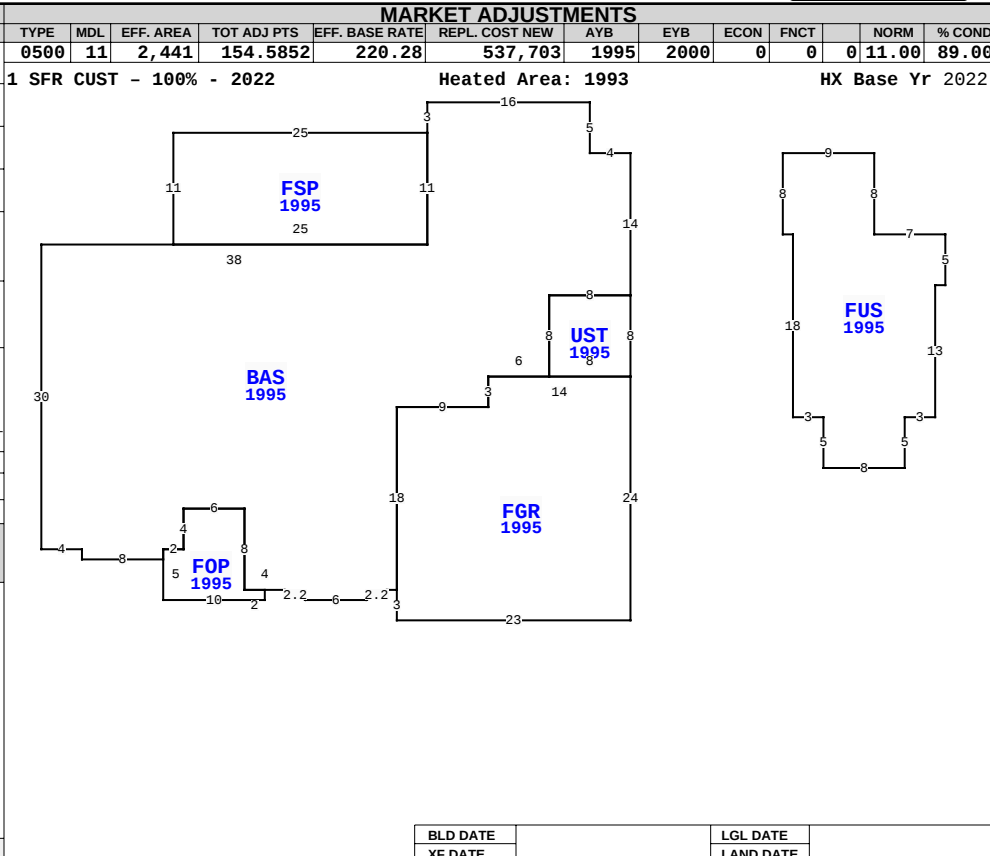
Area Type	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	318,384
FGR	525	55	289	56,658
FOP	66	30	20	3,921
FSP	275	40	110	21,566
FUS	369	100	369	72,342
UST	64	45	29	5,685

TOTALS	2,923	2,441	478,556
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L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	968.00	SF	5.20	5.20	100	1995	1995	3	72	3,624	
2	0810	CONCRETE A	0 100	22	4	88.00	SF	6.50	6.50	100	1995	1995	3	72	412	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

EXTRA FEATURES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

LAND DESCRIPTION	
L N	USE CODE
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



1880 OCEAN VILLAGE DR, FERNANDINA BEACH

TOTAL OB/UF	
TOTAL OB/UF	6,801

LAND DESCRIPTION	
L N	USE CODE
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

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	8
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	478,556
TOTAL MARKET OB/UF VALUE	6,801
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	835,357
SOH/AGL Deduction	158,739
ASSESSED VALUE	676,618
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	626,618
TOTAL JUST VALUE	835,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	656,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501681	NEW CONSTR	92,553	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1988	11/17/2020	WD	U	I	11	100
GRANTOR: FALTER ROBERT F & LAU						
GRANTEE: ROSSINI KATHLEEN						
2397/0803	9/28/2020	FJ	U	I	11	100
GRANTOR: FALTER FRANCIS J ESTA						
GRANTEE: ROSSINI KATHLEEN L						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1995] W4 N5 W16 S3 FSP=[YR=1995] W25 S11 E25 N11 \$ S11 W38 S30 E4 S1 E8 N1 FOP=[YR=1995] S5 E10 N1 W2 N8 W6 S4 W2\$ E2 N4 E6 S8 E4 D1 R2 E6 U1 R2 E1 FGR=[YR=1995] S3 E23 N24 UST=[YR=1995] N8 W8 S8 E8 \$ W14 S3 W9 S18 \$ N18 E9 N3 E6 N8 E8N14 \$ PTR= E15 FUS=[YR=1995] E9 S8 E7 S5 W1 S13 W3 S5 W8 N5 W3 N18 W1 N8 \$ W15 \$.	