

LOT 21
IN OR 1087/1848
OCEAN VILLAGE #1 PB 5/385-386

SCOTT J ANDREW & AMY D
1864 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034-5749

2023

00-SB-30-155V-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																		
Exterior Wall	16	WD FR STUC 100	0500	11	2,859	134.7509	192.02	548,985	1995	2000	0	0	0	11.00	89.00	VALUATION SUMMARY																																	
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2011													Heated Area: 2538													HX Base Yr 2011																				
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		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																																													
NEIGHBORHOOD/LOC			3045.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,172	100	2,172	371,190																																													
BAS	182	100	182	31,104																																													
BAS	184	100	184	31,445																																													
FGR	554	55	305	52,124																																													
FOP	54	30	16	2,734																																													
TOTALS			3,146	2,859	488,597																																												
EXTRA FEATURES			1864 OCEAN VILLAGE DR, FERNANDINA BEACH																																														
L N	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	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	1995	1995	3	72	84																																		
5	0855	CONC PAVER	0 100	0	0	284.00	SF	7.00	7.00	100	2010	2010	3	92	1,829																																		
6	0855	CONC PAVER	0 100	0	0	590.00	SF	7.00	7.00	100	2010	2010	3	92	3,800																																		
7	0855	CONC PAVER	0 100	0	0	290.00	SF	7.00	7.00	100	2010	2010	3	92	1,868																																		
8	0855	CONC PAVER	0 100	0	0	935.00	SF	10.00	10.00	100	2010	2010	3	92	8,602																																		
LAND DESCRIPTION			TOTAL OB/XF 16,183																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES																															
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				