LOT 26
IN OR 951/242
OCEAN VILLAGE #1 PB 5/385-386

MEREDITH TIMOTHY E & KATHLEEN
471 FAIR OAKS DR
SEVERNA PARK, MD 21146-3107

2023

00-SB-30-155V-0026-0000

BUILDING CHARACTERISTICS

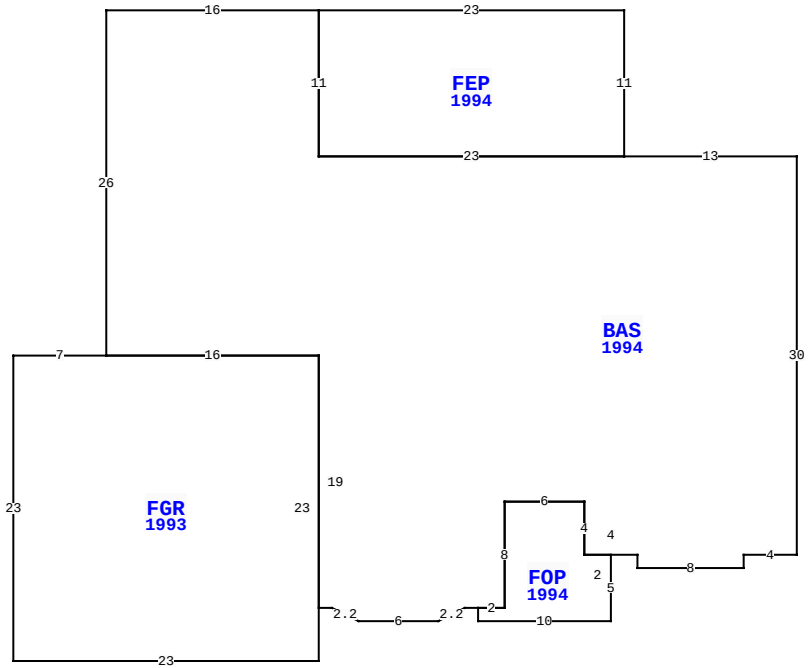
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,544	100	1,544	283,619
FEP	253	80	202	37,105
FGR	529	55	291	53,454
FOP	66	30	20	3,674
TOTALS	2,392		2,057	377,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,057	145.6594	207.56	426,951	1994	1999	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 1544 HX Base Yr



1905 ATLANTIC WAY, 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	377,852
TOTAL MARKET OB/XF VALUE	6,575
TOTAL LAND VALUE - MARKET	385,000
TOTAL MARKET VALUE	769,427
SOH/AGL Deduction	220,676
ASSESSED VALUE	548,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	548,751
TOTAL JUST VALUE	769,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	598,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805060	ADDITION	5,430	06/01/1998
B9401251	NEW CONSTR	84,797	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0951/0242	9/27/2000	WD	Q	I		350,000
GRANTOR: SCOTT DAVID H & SHERR						
GRANTEE: MEREDITH TIMOTHY E						
0780/0739	12/23/1996	WD	Q	I		186,400
GRANTOR: BRADLEY ALFRED V & CA						
GRANTEE: SCOTT DAVID H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 FEP=[YR=1994] N11 W23 S11 E23 $ W23 N11 W16 S26 FGR=[YR=1993] W7 S23 E23 N23 W16 $ E16 S19 E1 D1 R2 E6 U1 R2 E1 FOP=[YR=1994] S1 E10 N5 W2 N4 W6 S8 W2$ E2 N8 E6 S4 E4 S1 E8 N1 E4 N30 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	858.00	SF	5.20	5.20	100	1994	1994	3	70	3,123	
3	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	1994	1994	3	70	419	
4	1242	WD DECK A	0	0	13	13	169.00	SF	10.00	10.00	100	1998	1998	3	20	338	

LAND DESCRIPTION

TOTAL OB/XF 6,575

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	1.10	350,000.00	385,000.00	385,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/02/2023 BY SYS