

LOT 43
IN OR 1753/1653
OCEAN VILLAGE #2 PB 6/19-20

NIXON STEPHEN M & DEANNE D
1840 VILLAGE CT
FERNANDINA BEACH, FL 32034

2023

00-SB-30-156V-0043-0000



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

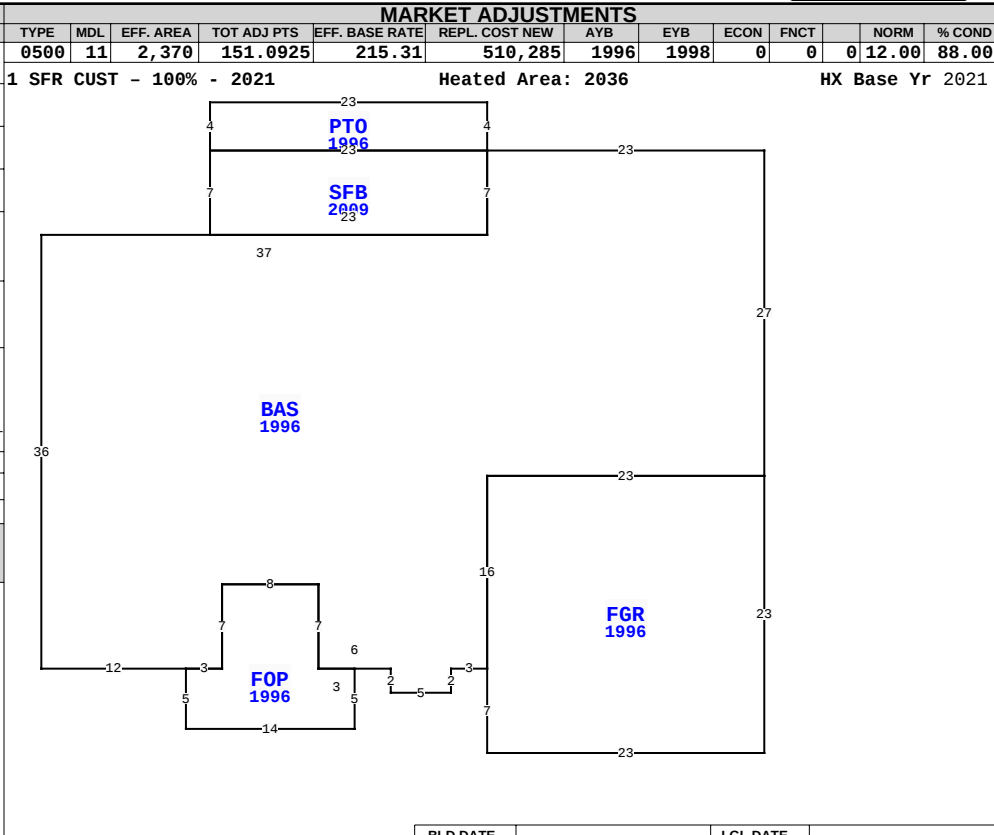
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	1,907	361,324
FGR	529	55	291	55,136
FOP	126	30	38	7,200
PTO	92	5	5	948
SFB	161	80	129	24,442

TOTALS	2,815		2,370	449,051
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20
2	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50
3	0855	CONC PAVER	0	100	0	0	1,455.00	SF	4.00

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	0003		0.00	0.00	1.00



1840 VILLAGE CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
8,784									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					449,051				
TOTAL MARKET OB/XF VALUE					8,784				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					807,835				
SOH/AGL Deduction					299,168				
ASSESSED VALUE					508,667				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					458,667				
TOTAL JUST VALUE					807,835				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					637,445				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602886	NEW CONSTR	105,853	04/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1753/1653	8/15/2011	WD	Q	I	02	365,000	
GRANTOR:NEELY RUTH N							
GRANTEE:NIXON STEPHEN M & D							
0774/1475	10/23/1996	WD	Q	I		262,800	
GRANTOR:NASSAU BEACH DEVELOPM							
GRANTEE:NEELY RUTH N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W23 PT0=[YR=1996] N4 W23 S4 SFB=[YR=2009] S7 E23 N7 W23 \$ E23 \$ S7 W37 S36 E12 FOP=[YR=1996] S5 E14 N5 W3 N7 W8 S7 W3 \$ E3 N7 E8 S7 E6 S2 E5 N2 E3 FGR=[YR=1996] S7 E23 N23 W23 S16 \$ N16 E23 N27 \$.									