LOT 45
IN OR 1299/1798
OCEAN VILLAGE #2 PB 6/19-20

ROGERS DAVID C & LINDA W
1827 VILLAGE COURT
FERNANDINA BEACH, FL 32034

2023

00-SB-30-156V-0045-0000

BUILDING CHARACTERISTICS

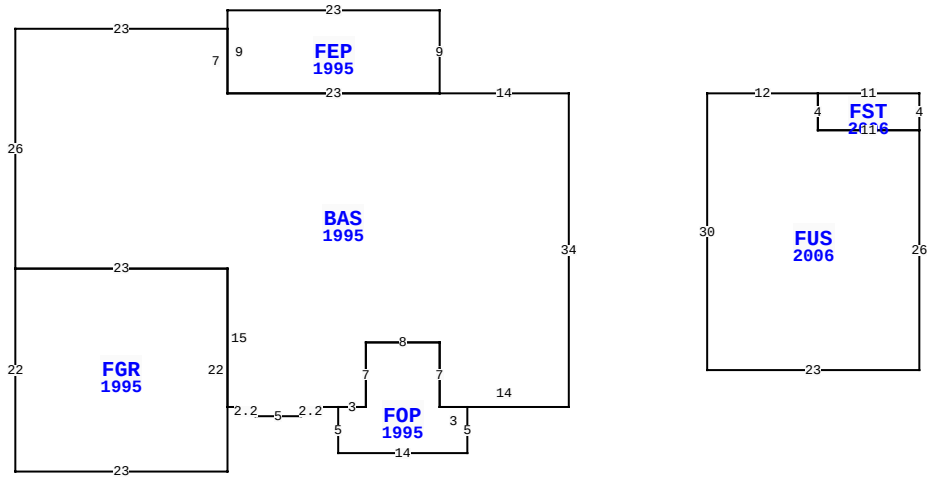
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,807	100	1,807	328,433
FEP	207	80	166	30,172
FGR	506	55	278	50,528
FOP	126	30	38	6,906
FST	44	55	24	4,362
FUS	646	100	646	117,414
TOTALS	3,336		2,959	537,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,959	143.3124	204.22	604,287	1995	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2006 Heated Area: 2453 HX Base Yr 2006



1827 VILLAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		537,815
TOTAL MARKET OB/XF VALUE		7,313
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		895,128
SOH/AGL Deduction		448,075
ASSESSED VALUE		447,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		397,053
TOTAL JUST VALUE		895,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08702	REPAIR/RRF	1,200	12/01/2005
B0516802	ADDITION	80,000	09/01/2005
B9502051	NEW CONSTR	88,474	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1798	3/07/2005	WD	Q	I		500,000
GRANTOR: SHAW CHARLES LEE & MA						
GRANTEE: ROGERS DAVID C & LI						
0745/0417	11/30/1995	WD	Q	I		193,900
GRANTOR: NASSAU BCH DEV VENT						
GRANTEE: SHAW CHARLES & MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 FEP=[YR=1995] N9 W23 S9 E23 $ W23 N7 W23 S26 FGR=[YR=1995] S22 E23 N22 W23 $ E23 S15 E1 D1 R2 E5 U1 R2 E2 FOP=[YR=1995] S5 E14 N5 W3 N7 W8 S7 W3 $ E3 N7 E8 S7 E14 N34 $ PTR=E15 FUS=[YR=2006] E12 FST=[YR=2006] E11 S4 W11 N4$ S4 E11 S26 W23 N30$ 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	607.00	SF	7.00	7.00	100	2005	2005	3	87	3,697	
4	0855	CONC PAVER	0	100	0	0	114.00	SF	7.00	7.00	100	2008	2008	3	90	718	
5	0855	CONC PAVER	0	100	0	0	460.00	SF	7.00	7.00	100	2008	2008	3	90	2,898	

LAND DESCRIPTION

TOTAL OB/XF 7,313

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	0003		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