LOT 46
OCEAN VILLAGE #2 PB 6/19-20

HARRIS PATRICIA L & JOHN C
1819 VILLAGE CT
FERNANDINA BEACH, FL 32034

2023

00-SB-30-156V-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

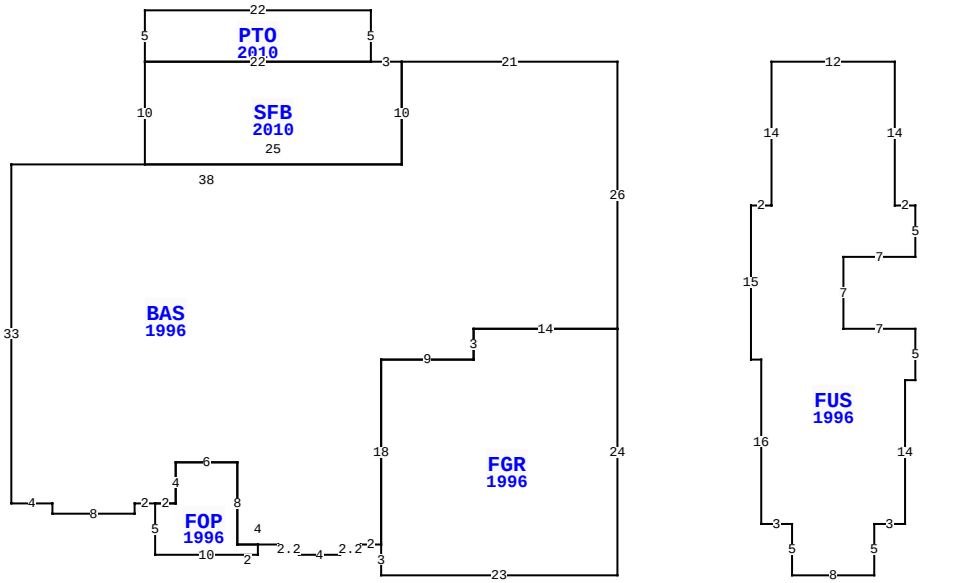
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	345,739
FGR	525	55	289	54,333
FOP	66	30	20	3,760
FUS	625	100	625	117,503
PTO	110	5	6	1,128
SFB	250	80	200	37,601
TOTALS	3,415		2,979	560,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,979	147.4070	210.06	625,769	1996	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2022 Heated Area: 2664 HX Base Yr 2022



1819 VILLAGE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		560,063
TOTAL MARKET OB/XF VALUE		2,407
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		912,470
SOH/AGL Deduction		170,348
ASSESSED VALUE		742,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		692,122
TOTAL JUST VALUE		912,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602888	NEW CONSTR	126,443	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1970	7/17/2019	WD	Q	I	01	675,000
GRANTOR: IMWOLD ELIZABETH REVO						
GRANTEE: HARRIS PATRICIA L &						
1562/0301	4/21/2008	QC	U	I	01	100
GRANTOR: IMWOLD ELIZABETH M						
GRANTEE: IMWOLD ELIZABETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 SFB=[YR=2010] W3 PTO=[YR=2010] N5 W22 S5 E22$ W22 S10 E25 N10$ S10 W38 S33 E4 S1 E8 N1 E2 FOP=[YR=1996] S5 E10 N1 W2 N8 W6 S4 W2$E2 N4 E6 S8 E4 D1 R2 E4 U1 R2 E2 FGR=[YR=1996] S3 E23 N24 W14 S3 W9S18$ N18 E9 N3 E14 N26$ PTR= E15 FUS=[YR=1996] E12 S14 E2 S5 W7 S7 E7 S5 W1 S14 W3 S5 W8 N5 W3N16 W1 N15 E2 N14$ 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
1	0811	CONCRETE B	0	100	0	0	519.00	SF	5.20	5.20	100	1996	1996	3	73	1,970	
2	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	1996	1996	3	73	437	

LAND DESCRIPTION

TOTAL OB/XF 2,407

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