LOT 48
IN OR 1422/1154
OCEAN VILLAGE #2 PB 6/19-20

GOEKE GERARD M & PATRICIA M
1773 VILLIAGE CT
FERNANDINA, FL 32034

2023

00-SB-30-156V-0048-0000

BUILDING CHARACTERISTICS

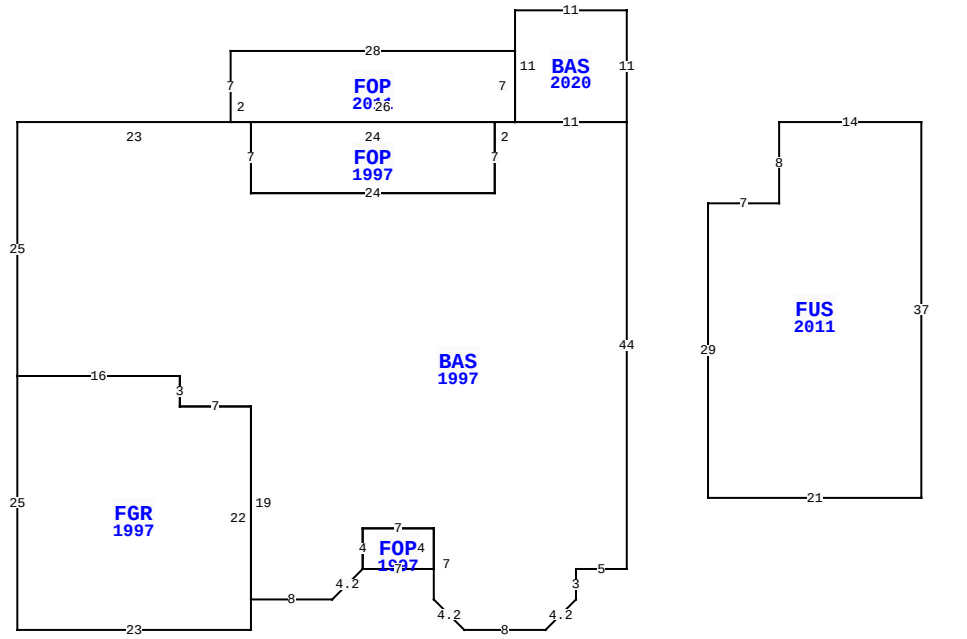
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	2,132	100	2,132	381,475
BAS	121	100	121	21,651
FGR	554	55	305	54,573
FOP	28	30	8	1,431
FOP	168	30	50	8,947
FOP	196	30	59	10,556
FUS	721	100	721	129,008
TOTALS	3,920		3,396	607,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,396	137.2272	195.55	664,088	1997	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2018 Heated Area: 2974 HX Base Yr 2018



1773 VILLAGE CT, FERNANDINA BEACH

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

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	0855	CONC PAVER	0	100	0	0	1,380.00	SF	7.00	7.00	100	2012	2012	3	94	9,080	
2	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2012	2012	3	94	790	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325	
4	0855	CONC PAVER	0	100	0	0	264.00	SF	7.00	7.00	100	2012	2012	3	94	1,737	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		607,641
TOTAL MARKET OB/XF VALUE		14,932
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		972,573
SOH/AGL Deduction		357,616
ASSESSED VALUE		614,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		564,957
TOTAL JUST VALUE		972,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000986	ADDITION	15,674	02/03/2020
B25027	ADDITION	125,000	08/01/2011
B9703964	NEW CONSTR	98,470	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/1154	6/22/2006	WD	U	I	20	730,000
GRANTOR: REID DURWOOD K						
GRANTEE: GOEKE GERARD M & PA						
0887/0437	6/15/1999	WD	Q	I		380,000
GRANTOR: DUPREE LEE D						
GRANTEE: REID DURWOOD K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] N11 W11S11 E11$ BAS=[YR=1997] W11 FOP=[YR=2011] N7 W28 S7 E2 FOP=[YR=1997] S7 E24N7 W24$ E26$ W2 S7 W24 N7 W23 S25 FGR=[YR=1997] S25 E23 N22 W7 N3 W16$ E16 S3 E7 S19 E8 U3 R3 FOP=[YR=1997] E7 N4 W7 S4$ N4 E7 S7 R3 D3 E8 U3 R3 N3 E5 N44$ PTR=E15 FUS=[YR=2011] E14 S37 W21 N29 E7 N8$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 14,932

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 06/03/2021 BY RKX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS