

MCINTOSH KENNETH B & CHEN JEANETTE S L/E/
1780 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

00-SB-30-156V-0049-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 100								0500	11	2,513	149.9098	213.62	536,827	1996	1996		0	0	13.00	87.00																	
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2015										Heated Area: 2135										HX Base Yr 2015									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 90																																					
Interior Wall	08	DECORATIVE 10																																					
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	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	2,135	100	2,135	396,789																																			
FGR	551	55	303	56,312																																			
FOP	28	30	8	1,487																																			
FSP	168	40	67	12,452																																			
TOTALS		2,882				2,513		467,039																															
EXTRA FEATURES										1780 OCEAN VILLAGE DR, FERNANDINA BEACH																													
L N	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	100	0	0		1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800																						
2	0811	CONCRETE B	0	100	0	0		990.00	SF	5.20	5.20	100	1996	1996	3	73	3,758																						
4	0830	FLAGSTONE	0	100	25	4		100.00	SF	12.00	12.00	100	2005	2005	3	87	1,044																						
LAND DESCRIPTION										TOTAL OB/XF										7,602																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																							