

LOT 2
IN OR 1617/950
OCEAN VILLAGE #3 PB 6/27-28

WIEST DONALD & KATHLEEN JOINT REV TRUST/WIEST KATH
1725 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-157V-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	16	WD FR STUC 100	0500	11	2,863	135.8676	193.61	554,305	1996	2001	0	0	10.50	89.50														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1997													Heated Area: 2547												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
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	2,079	100	2,079	360,251																								
BAS	192	100	192	33,270																								
BAS	276	100	276	47,825																								
FGR	551	55	303	52,504																								
FOP	44	30	13	2,253																								
TOTALS			3,142	2,863	496,103																							
EXTRA FEATURES					1725 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	0812	CONCRETE C	0	100	0	0	1,133.00	SF	4.00	4.00	100	1996	1996	3	73	3,308												
2	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	1996	1996	3	73	456												
3	0855	CONC PAVER	0	100	0	0	549.00	SF	10.00	10.00	100	2007	2007	3	89	4,886												
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840												
TOTAL OB/XF 10,490																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	100			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																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1617/0950	4/21/2009	WD	U	I	19	100

GRANTOR: WIEST KATHLEEN J
GRANTEE: WIEST DONALD G & KA
0780/0108 12/19/1996 WD Q I 240,800
GRANTOR: NASSAU BEACH DEVELOPM
GRANTEE: WIEST KATHLEEN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 BAS=[YR=2007] N8 W24 S8 E24\$ W24
N8BAS=[YR=2007] N12 W23 S12 E23\$ W23 S25 FGR=[YR=1996] S25
E23 N22 W8 N3 W15\$ E15 S3 E8 S18 E15 FOP=[YR=1996] S4 E11 N4
W11\$ E11 S3 E12 N41\$.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE