

OWEN MARCIA L/E/KRUSE FRANCES A L/E
1808 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

00-SB-30-157V-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type030303COMP SHNGL 100 DRYWALL 100 CARPET 60 CLAY TILE 40 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame023 100 3 100 WOOD FRAME 100

Stories Units1.1. 100 0 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3045.00

TOTALS3,0072,680504,532

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500112,680145.9814208.02557,49419982003009.5090.50

1 SFR CUST - 100% - 2014Heated Area: 2135HX Base Yr 2014

FEP2010

BAS1998

FGR1998

FOP1998

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE504,532

TOTAL MARKET OB/XF VALUE9,816

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE864,348

SOH/AGL Deduction346,814

ASSESSED VALUE517,534

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE467,534

TOTAL JUST VALUE864,348

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE673,475

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSNCD SALE PRICE

2651/13966/28/2023LEUII11100

GRANTOR: OWEN MARCIA

GRANTEE: CALLAN DOROTHY VICT

2333/161510/25/2019QCUII11100

GRANTOR: OWEN MARCIA

GRANTEE: OWEN MARCIA & FRANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 FEP=[YR=2010] N5 W10 W15 S5 E1S7 E24 N7\$ S7 W24 N7 W23 S25 FGR=[YR=1998] S25 E23 N22 W8 N3 W15E15 S3 E8 S19 E8 U3 R3 FOP=[YR=1998] E7 N4 W7 S4\$ N4 E7 S7 R3 D3 E8 U3 R3 N3 E5 N44\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000805.00SF4.004.00100201220123943,027

20855CONC PAVER010000108.00SF7.007.0010020122012394711

30855CONC PAVER010000790.00SF7.007.00100200520053874,811

40855CONC PAVER010000208.00SF7.007.00100200520053871,267

LAND DESCRIPTIONTOTAL OB/XF9,816

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE01/14/2021BYKBA

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