LOT 6
OCEAN VILLAGE #3 PB 6/27-28

MCATEE CHARLES B &/HOWARD-MCATEE TAMRA L
P O BOX 2826
LEESBURG, VA 20177

2023

00-SB-30-157V-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

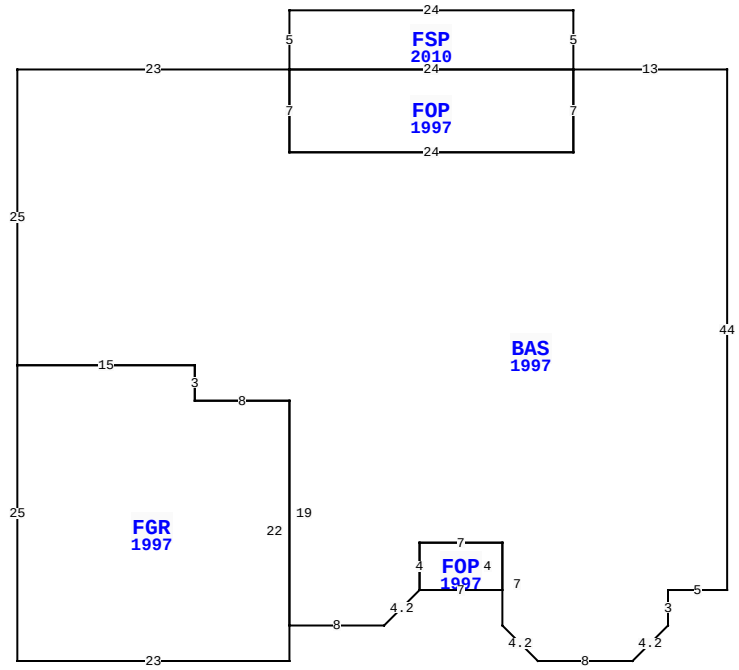
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	413,257
FGR	551	55	303	58,649
FOP	28	30	8	1,549
FOP	168	30	50	9,679
FSP	120	40	48	9,291
TOTALS	3,002		2,544	492,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,544	150.9235	215.07	547,138	1997	2002	0	0	0	10.00	90.00

1 SFR CUST – 0% - 0 Heated Area: 2135 HX Base Yr



1814 OCEAN VILLAGE PL, 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	492,424
TOTAL MARKET OB/XF VALUE	7,805
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	850,229
SOH/AGL Deduction	121,729
ASSESSED VALUE	728,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	728,500
TOTAL JUST VALUE	850,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703940	NEW CONSTR	98,470	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0772	10/20/2021	WD	U	I	30	137,900
GRANTOR: MCATEE FAMILY LLC						
GRANTEE: MCATEE CHARLES B &						
1743/0669	5/17/2011	QC	U	I	11	100
GRANTOR: MCATEE FAMILY LIMITED						
GRANTEE: MCATEE FAMILY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 FSP=[YR=2010] N5 W24 S5 FOP=[YR=1997] S7 E24 N7 W24$ E24$ S7 W24 N7 W23 S25 FGR=[YR=1997] S25 E23 N22 W8 N3 W15$ E15 S3 E8 S19 E8 U3 R3 FOP=[YR=1997] E7 N4 W7 S4$ N4 E7 S7 R3 D3 E8 U3 R3 N3 E5N44$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	0	0	0	929.00	SF	5.20	5.20	100	1997	1997	3	75	3,623	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	1997	1997	3	75	44	
4	0855	CONC PAVER	0	0	0	0	198.00	SF	7.00	7.00	100	2012	2012	3	94	1,303	

LAND DESCRIPTION

TOTAL OB/XF 7,805

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	0			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