

CHEENEY FAMILY TRUST/CHEENEY ELEANOR B TRUSTEE
PO BOX 16746
FERNANDINA BEACH, FL 32035

00-SB-30-157V-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3100

Frame02WOOD FRAME 100

Stories2.

Units2.100
0100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3045.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,9111001,911361,837

FGR5065527852,638

FOP7230224,165

FSP225409017,041

FUS737100737139,547

UOP5312010620,071

TOTALS3,9823,144595,298

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0500113,144141.3562201.43633,2961996

1 SFR CUST - 0% - 0Heated Area: 2648HX Base Yr

UOP2019

FSP2006

BAS1996

FOP1996

FGR1996

3

18

33

23

22

23

18

13

12

20

9

9

14

27

15

24

39

29

34

4

8

3

4

6

8

4

5

2

2

4

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE595,298

TOTAL MARKET OB/XF VALUE7,804

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE953,102

SOH/AGL Deduction265,924

ASSESSED VALUE687,178

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE687,178

TOTAL JUST VALUE953,102

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE761,300

PERMIT NUMDESCRIPTIONAMTISSUED

B1901252REMODEL60,00002/08/2019

B0412849ADDITION005/01/2004

R046186REPAIR/RRF1,80005/01/2004

B9603106NEW CONSTR102,94607/01/1996

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U I V I RSN CD SALE PRICE

2618/18002/10/2023WD Q Q I 021,325,000

GRANTOR:BISCANTI JOHN G & SUS

GRANTEE:CHEENEY FAMILY TRUS

2201/18276/05/2018WD Q Q I 02665,000

GRANTOR:WELSH JAMES PAUL L/E

GRANTEE:BISCANTI JOHN G &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 FSP=[YR=2006] W12 UOP=[YR=2019] N15 W27 S24 E14 N9 E13 \$ W13 S9 E25 N9\$ S9 W39 S34 E4 S1 E8 N1 E1
FOP=[YR=1996] S5 E12 N1 W3 N8 W6 S4 W3\$ E3 N4 E6 S8 E4 D1 R1 E5 U1 R2 E2 FGR=[YR=1996] S4 E23 N22 W23 S18\$ N18 E23 N29\$ PTR=E15FUS 2004= E2 N16 E3 S2 E18 S33W23 N19 \$ W15 \$.

EXTRA FEATURES

1838 OCEAN VILLAGE PL, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

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

10855CONC PAVERO00001,078.00SF7.007.00100201220123947,093

20855CONC PAVERO0000108.00SF7.007.0010020122012394711

LAND DESCRIPTION

TOTAL OB/XF7,804

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR00000.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE07/18/2019BY DJTotal Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000PRINTED 08/02/2023 BY SYS