LOT 13 IN OR 2036/1418
OCEAN VILLAGE #3 PB 6/27-28

PFEFFER RONALD A & JANET C
1864 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-157V-0013-0000

BUILDING CHARACTERISTICS

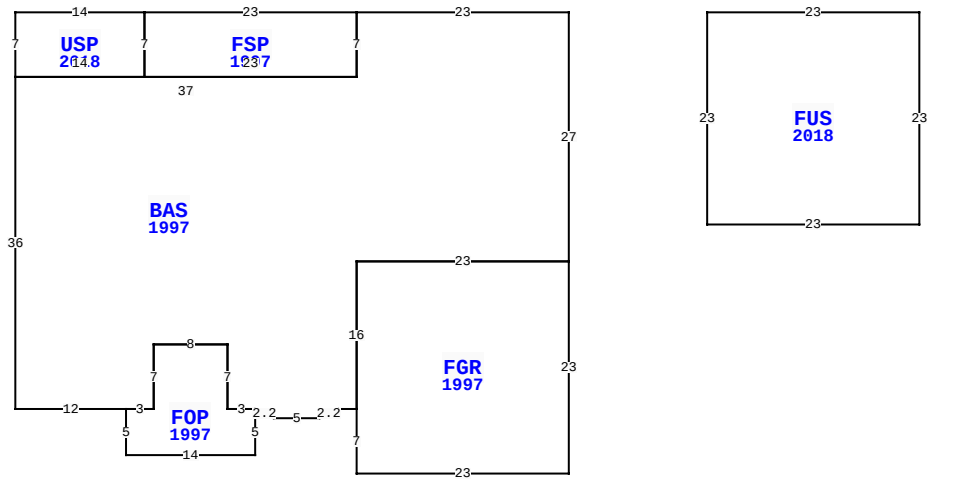
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,904	100	1,904	326,203
FGR	529	55	291	49,856
FOP	126	30	38	6,510
FSP	161	40	64	10,965
FUS	529	100	529	90,631
USP	98	30	29	4,968
TOTALS	3,347		2,855	489,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,855	137.4064	195.80	559,009	1997	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2017 Heated Area: 2433 HX Base Yr 2017



1864 OCEAN VILLAGE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		489,133
TOTAL MARKET OB/XF VALUE		7,780
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		881,913
SOH/AGL Deduction		329,791
ASSESSED VALUE		552,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		502,122
TOTAL JUST VALUE		881,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		696,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804718	ADDITION	200,000	05/09/2018
B9603475	NEW CONSTR	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/1418	3/30/2016	WD	Q	I	01	525,000
GRANTOR: SONNATI ROBERT T & JO						
GRANTEE: PFEFFER RONALD A &						
0796/0639	6/12/1997	WD	U	I	07	100
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: SONNATI ROBERT T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W23 FSP=[YR=1997] W23 USP=[YR=2018] W14 S7 E14 N7$ S7 E23 N7$ S7 W37 S36 E12 FOP=[YR=1997] S5 E14 N5 W3 N7 W8 S7 W3$ E3 N7 E8 S7 E3 D1 R2 E5 U1 R2 E2 FGR=[YR=1997] S7 E23N23 W23 S16$ N16 E23 N27$ PTR=E15 FUS=[YR=2018] E23 S23 W23 N23$ W15$. .

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	0855	CONC PAVER	0	100	0	0	480.00	SF	7.00	7.00	100	2018	2018	3	98	3,293	
2	0855	CONC PAVER	0	100	0	0	186.00	SF	7.00	7.00	100	2018	2018	3	98	1,276	
3	0855	CONC PAVER	0	100	0	0	444.00	SF	7.00	7.00	100	2018	2018	3	98	3,046	
4	0855	CONC PAVER	0	100	4	6	24.00	SF	7.00	7.00	100	2018	2018	3	98	165	

LAND DESCRIPTION

TOTAL OB/XF 7,780

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000							

REVIEW DATE 12/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/02/2023 BY SYS