LOT 18
IN OR 914/867
OCEAN VILLAGE #3 PB 6/27-28

BLANKENBEKER DOUGLAS
1833 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-157V-0018-0000

BUILDING CHARACTERISTICS

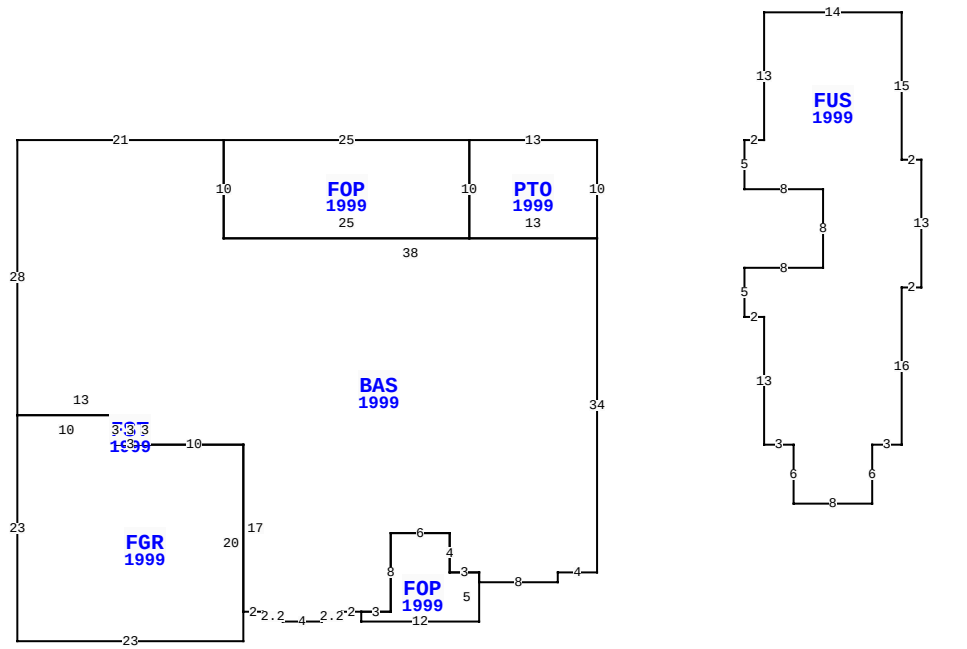
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,928	100	1,928	351,477
FGR	490	55	270	49,221
FOP	72	30	22	4,011
FOP	250	30	75	13,672
FST	9	55	5	912
FUS	662	100	662	120,683
PTO	130	5	6	1,094
TOTALS	3,541		2,968	541,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,968	144.5532	205.99	611,378	1999	1999	0	0	0	11.50	88.50

1 SFR CUST - 100% - 2019 Heated Area: 2590 HX Base Yr 2019



1833 OCEAN VILLAGE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		541,070
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		895,810
SOH/AGL Deduction		330,893
ASSESSED VALUE		564,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		514,917
TOTAL JUST VALUE		895,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906142	NEW CONSTR	120,134	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0914/0867	1/06/2000	WD	U	I	21	252,900

GRANTOR: NASSAU BEACH DEVELOPM

GRANTEE: BLANKENBEKER DOUGLA

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W13 FOP=[YR=1999] W25 BAS=[YR=1999] W21 S28 FGR=[YR=1999] S23 E23 N20 W10 FST=[YR=1999] N3 W3 S3 E3 $ W3 N3 W10 $ E13 S3 E10 S17 E2 D1 R2 E4 U1 R2 E2 FOP=[YR=1999] S1E12 N5 W3 N4 W6 S8 W3$ E3N8 E6 S4 E3 S1 E8 N1 E4 N34 W38 N10 $ S10 E25 N10 $ S10 E13 N10 $ PTR= E15 FUS=[YR=1999] E2 N13 E14 S15 E2 S13 W2 S16 W3 S6 W8 N6 W3 N13 W2 N5 E8 N8 W8 N5 $ 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	0810	CONCRETE A	0	100	0	0	730.00	SF	6.50	6.50	100	1999	1999	3	79	3,749	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	1999	1999	3	79	462	
3	0810	CONCRETE A	0	100	0	0	103.00	SF	6.50	6.50	100	1999	1999	3	79	529	

LAND DESCRIPTION

TOTAL OB/XF 4,740

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	1.00	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