LOT 19
IN OR 1916/1881
OCEAN VILLAGE #3 PB 6/27-28

CANTWELL ELIZABETH
1825 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-157V-0019-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

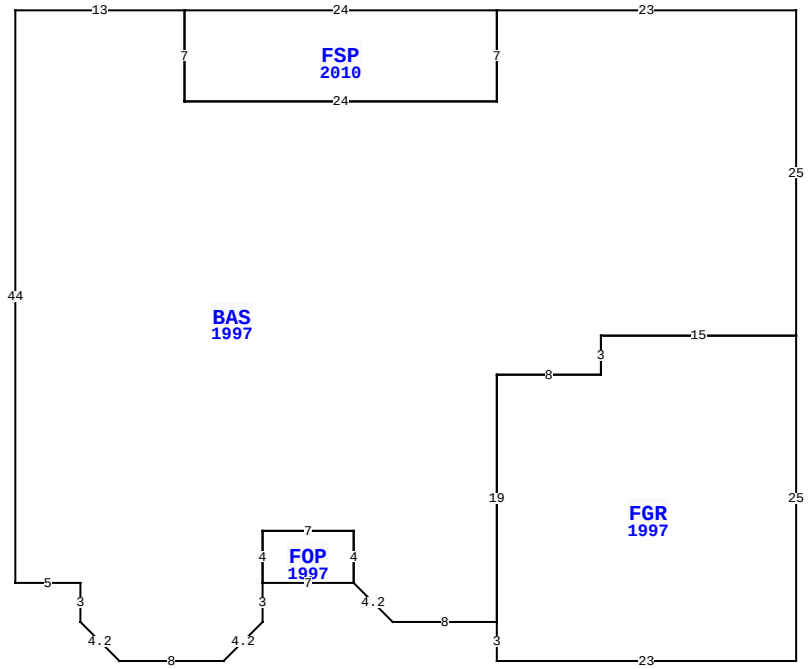
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2,135	397,387
FGR	551	55	303	56,397
FOP	28	30	8	1,489
FSP	168	40	67	12,471
TOTALS	2,882		2,513	467,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,513	149.2762	212.72	534,565	1997	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2017 Heated Area: 2135 HX Base Yr 2017



1825 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		467,744
TOTAL MARKET OB/XF VALUE		7,094
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		824,838
SOH/AGL Deduction		319,149
ASSESSED VALUE		505,689
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		450,689
TOTAL JUST VALUE		824,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633481	REMODEL	72,500	11/01/2016
B9603207	NEW CONSTR	98,470	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/1881	5/08/2014	WD	Q	I	02	485,000
GRANTOR: MCGONNIGLE GLENN M &						
GRANTEE: CANTWELL ROBERT B &						
1024/0638	12/12/2001	WD	U	I	06	100
GRANTOR: VINES FREDERICK S & M						
GRANTEE: MCGONNIGLE GLENN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W23 FSP=[YR=2010] W24 S7 E24 N7$ S7 W24 N7 W13 S44 E5 S3 R3 D3 E8 U3 R3 N3 FOP=[YR=1997] E7 N4 W7 S4$ N4 E7 S4 R3 D3 E8 FGR=[YR=1997] S3 E23 N25 W15 S3 W8 S19$ N19 E8 N3 E15 N25$.

EXTRA FEATURES

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20	5.20	100	1997	1997	3	75	3,791	
3	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	1997	1997	3	75	468	

LAND DESCRIPTION

TOTAL OB/XF 7,094

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS