LOT 21 IN OR 785/1530
OCEAN VILLAGE #3 PB 6/27-28

SCHNEIDER PHILIP & DEBORAH D
1801 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034-5822

2023

00-SB-30-157V-0021-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

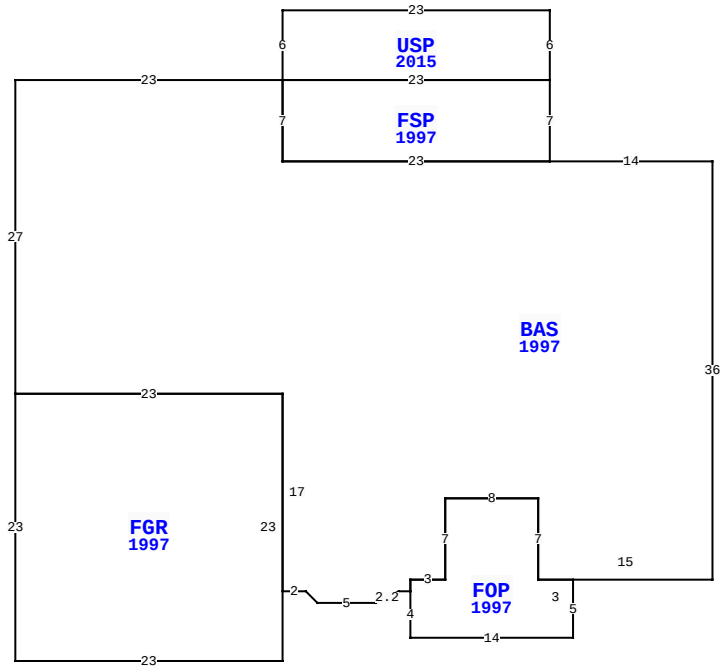
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	363,779
FGR	529	55	291	55,279
FOP	126	30	38	7,219
FSP	161	40	64	12,157
USP	138	30	41	7,789
TOTALS	2,869		2,349	446,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,349	148.1172	211.07	495,803	1997	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2009 Heated Area: 1915 HX Base Yr 2009



1801 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		446,223
TOTAL MARKET OB/XF VALUE		10,588
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		806,811
SOH/AGL Deduction		407,374
ASSESSED VALUE		399,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		349,437
TOTAL JUST VALUE		806,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0785/1530	2/26/1997	WD	Q	I		226,800

GRANTOR: NASSAU BEACH DEVELOPM
GRANTEE: SCHNEIDER PHILIP &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 FSP=[YR=1997] N7 USP=[YR=2015] N6 W23 S6 E23$ W23 S7 E23$ W23 N7 W23 S27 FGR=[YR=1997] S23 E23 N23 W23$ E23 S17 E2 D1 R1 E5 U1 R2 E1 FOP=[YR=1997] S4 E14 N5 W3 N7 W8 S7 W3 S1$ N1 E3 N7 E8 S7 E15 N36$.

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	0812	CONCRETE C	0	100	0	0	1,382.00	SF	4.00	4.00	100	1997	1997	3	75	4,146	
3	0810	CONCRETE A	0	100	56	4	224.00	SF	6.50	6.50	100	1997	1997	3	75	1,092	
4	0810	CONCRETE A	0	100	5	9	45.00	SF	6.50	6.50	100	1997	1997	3	75	219	
5	0855	CONC PAVER	0	100	0	0	349.00	SF	7.00	7.00	100	2012	2012	3	94	2,296	

LAND DESCRIPTION

TOTAL OB/XF 10,588

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 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