

LOT 1
IN OR 1925/1811
OCEAN VILLAGE #1 PB 5/385-386

ALLEN JAMES K
1810 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0001-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3045.00
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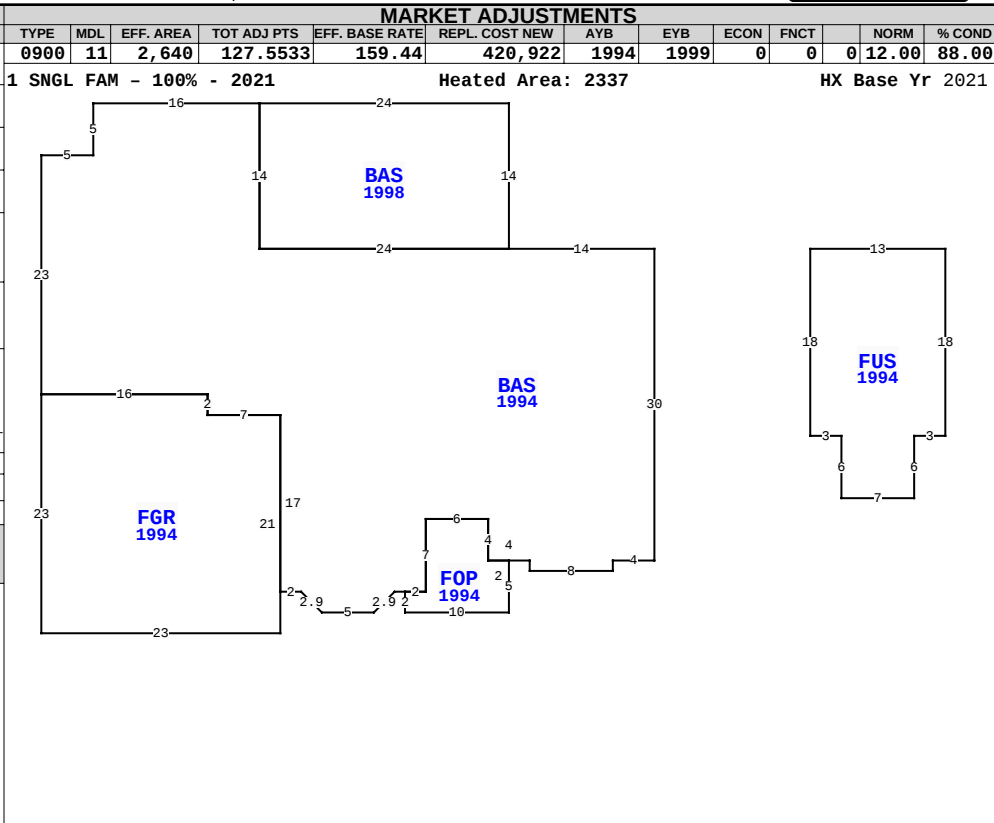
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	242,030
BAS	336	100	336	47,143
FGR	515	55	283	39,707
FOP	68	30	20	2,806
FUS	276	100	276	38,724

TOTALS	2,920		2,640	370,411
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,159.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	154.00	SF	6.50
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KBA
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1810 OCEAN VILLAGE DR, FERNANDINA BEACH

1810 OCEAN VILLAGE DR, FERNANDINA BEACH										CALC DATE		CAND DATE		03/03/2024		REV	
										INC DATE							
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1,159.00		SF	4.00	4.00	100	1994	1994	3	68	3,152							
154.00		SF	6.50	6.50	100	1994	1994	3	68	681							
92.00		SF	6.50	6.50	100	1994	1994	3	68	407							

TOTAL OB/XF												4,240
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	4	

Market:	0
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Agricultural:	0
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Common:	400,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	370,411		
TOTAL MARKET OB/XF VALUE	4,240		
TOTAL LAND VALUE - MARKET	400,000		
TOTAL MARKET VALUE	774,651		
SOH/AGL Deduction	274,667		
ASSESSED VALUE	499,984		
TOTAL EXEMPTION VALUE	WR HX HB SX		
BASE TAXABLE VALUE	105,000		
TOTAL JUST VALUE	394,984		
NCON VALUE	774,651		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	708,260		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805429	ADDITION	27,535	10/01/1998
B9401098	NEW CONSTR	102,178	06/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1925/1811	6/27/2014	WD	Q	I	01
GRANTOR: BADGETT GUY M					SALE PRICE
GRANTEE: ALLEN JAMES K & NAN					450,000
1543/0553	12/28/2007	QC	U	I	01
GRANTOR: BADGETT MARGARET L					287,000
GRANTEE: BADGETT GUY M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W14 BAS=[YR=1998] N14 W24 S14 E24\$ W24 N14 W16 S5 W5 S23 FGR=[YR=1994] S23 E23 N21 W7 N2 W16 \$ E16 S2 E7 S17 E2 D2 R2 E5 U2 R2 E1 FOP=[YR=1994] S2 E10 N5 W2 N4 W6 S7 W2 \$E2 N7 E6 S4 E4 S1 E8 N1 E4 N30 \$ PTR= E15 FUS=[YR=1994] E13 S18 W3 S6W7 N6 W3 N18 \$ W15 \$.									