

LOT 3
IN OR 2106/1290
OCEAN VILLAGE #1 PB 5/385-386

WILLIAMS ROBERT W III & KIMBERLY J
3339 HIGHWAY FF
EUREKA, MO 63025

2024

00-SB-30-155V-0003-0000



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		3.5 100
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	1,844	100	1,844	329,883
FGR	567	55	312	55,815
FOP	96	30	29	5,188
FUS	1,134	100	1,134	202,867
PTO	126	5	6	1,074

TOTALS	3,767		3,325	594,826
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	773.00	SF	5.20	5.20
2	0810	CONCRETE A	0	0	0	104.00	SF	6.50	6.50
3	0810	CONCRETE A	0	0	0	214.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0	0006	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,325	135.5270	203.29	675,939	1994	1999		0	0	12.00
1 SFR CUST - 0% - 0 Heated Area: 2978 HX Base Yr											

1826 OCEAN VILLAGE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	0	0	773.00	SF	5.20	5.20	100	1994	1994	3	68	2,733	
2	0810	CONCRETE A	0	0	0	104.00	SF	6.50	6.50	100	1994	1994	3	68	460	
3	0810	CONCRETE A	0	0	0	214.00	SF	6.50	6.50	100	1994	1994	3	68	946	

TOTAL OB/XF														4,139			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA				
06	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000.00	5				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				594,826	
TOTAL MARKET OB/XF VALUE				4,139	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				1,098,965	
SOH/AGL Deduction				381,208	
ASSESSED VALUE				717,757	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				717,757	
TOTAL JUST VALUE				1,098,965	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				922,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9400923	NEW CONSTR	126,920	04/05/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2106/1290	3/07/2017	WD	Q	I	01
GRANTOR: OLIVER TERRI L					
GRANTEE: WILLIAMS ROBERT W I					
1916/0917	5/08/2014	QC	U	I	11
GRANTOR: OLIVER GRAEME D & TER					
GRANTEE: OLIVER TERRI L					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1994] W6 N9 W4 N2 W6 S2 W4 PTO=[YR=1994] W21 S6 E21 N6\$ S6 W21 N6 W5 N2 W7 S2 W6 S38 E7 S6 E9 FOP=[YR=1994] S2 E10 N6 W1 N4 W9 S8\$ N8 E9 S4 E3 S2 E6 N2 E2 FGR=[YR=1994] S9 E23 N25 W21 S4 W2 S12\$ N12 E2 N4 E21 N15\$ PTR= E20 FUS=[YR=1994] E18 S14 E18 N8 E7 S8 E12 S21 W3 S4 W8 N4 W3 N6 W4 S1 W21 N12 W4 S2 W4 S2 W8 N22\$ W20\$.									