

LOT 4 & PT OF TRACT D  
IN OR 2194/620  
OCEAN VILLAGE #1 S/D PBK 5/385

HEINZ JAMES A & MARY ANN/D'AMICO JENNIFER L ET AL  
1832 OCEAN VILLAGE DR  
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0004-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 100 |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 11  | CLAY TILE 50   |
| Interior Floor           | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 5 100          |
| Bathrooms                |     | 4 100          |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| 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       | 1,693            | 100         | 1,693        | 329,526              |
| BAS       | 77               | 100         | 77           | 14,988               |
| BAS       | 80               | 100         | 80           | 15,571               |
| BAS       | 242              | 100         | 242          | 47,103               |
| FGR       | 506              | 55          | 278          | 54,110               |
| FOP       | 68               | 30          | 20           | 3,893                |
| FOP       | 78               | 30          | 23           | 4,476                |
| FOP       | 93               | 30          | 28           | 5,450                |
| FUS       | 1,094            | 100         | 1,094        | 212,936              |
| PTO       | 717              | 5           | 36           | 7,007                |
| TOTALS    | 4,648            |             | 3,571        | 695,059              |

| EXTRA FEATURES |            |             |         |    |   |        |    |          |       |
|----------------|------------|-------------|---------|----|---|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 03.3    | 0  | 0 | 1.00   | UT | 3,500.00 |       |
| 2              | 0811       | CONCRETE B  | 03.3    | 0  | 0 | 743.00 | SF | 5.20     |       |
| 3              | 0810       | CONCRETE A  | 03.3    | 25 | 3 | 75.00  | SF | 6.50     |       |
| 4              | 0810       | CONCRETE A  | 03.3    | 0  | 0 | 102.00 | SF | 6.50     |       |

| LAND DESCRIPTION |          |     |                      |      |      |          |       |       |             |
|------------------|----------|-----|----------------------|------|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP  | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000133   | C   | SFR LAKE             | 33.3 | 0006 | PUD      | 0.00  | 0.00  | 1.00        |

| TYPE                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|-----------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500                                    | 11  | 3,571     | 142.5960    | 213.89         | 763,801        | 1994 | 2005 | 0    | 0    | 0    | 91.00  |
| 1 SFR CUST - 33.3% - 2024               |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3186                       |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2024                         |     |           |             |                |                |      |      |      |      |      |        |
|                                         |     |           |             |                |                |      |      |      |      |      |        |
| 1832 OCEAN VILLAGE DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE: 05/08/2024 MLU                |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 6,222       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 8              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 695,059     |  |
| TOTAL MARKET OB/XF VALUE  |  | 6,222       |  |
| TOTAL LAND VALUE - MARKET |  | 500,000     |  |
| TOTAL MARKET VALUE        |  | 1,201,281   |  |
| SOH/AGL Deduction         |  | 166,611     |  |
| ASSESSED VALUE            |  | 1,034,670   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000      |  |
| BASE TAXABLE VALUE        |  | 984,670     |  |
| TOTAL JUST VALUE          |  | 1,201,281   |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 1,020,300   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M15343     | H/AC        | 0       | 05/01/2010 |
| B23514     | ADDITION    | 134,609 | 04/01/2010 |
| B9401058   | NEW CONSTR  | 84,597  | 05/01/1994 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2194/0620                      | 4/26/2018 | WD Q      | I   | 01  |        |
| GRANTOR: GORDON CORMAC JK & SU |           |           |     |     |        |
| GRANTEE: HEINZ JAMES A & MAR   |           |           |     |     |        |
| 1663/0009                      | 2/04/2010 | WD Q      | I   | 01  |        |
| GRANTOR: COOK CANDY L          |           |           |     |     |        |
| GRANTEE: GORDON CORMAC JK &    |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2010] W17 S3 D2 L2 W40 S12 BAS=[YR=1994] S41 E3 S1 E8 N1 E2 FOP=[YR=1994] S5 E10 N2 W2 N7 W6 S4 W2\$ E2 N4 E6 S7 E3 D2 R2 E5 U2 R2 E3 FGR=[YR=1994] S4 E23 N22 BAS=[YR=2010] E3 N8 W10 S8 E7\$ W23 S18\$ N18 E16 N15 BAS=[YR=2010] E7 N11 FOP=[YR=2010] N5 W10 S1 W7 S4 E17\$ W7 S11\$ N11 W16 BAS=[YR=2010] W22 S11 E22 N11\$ S11 W22 N11 W14\$ E42 N4 E7 N1 E10 N12\$ PTR=E15 FUS=[YR=2010] E2 N1 E14 S23 E1 S14 E22 S11 FOP=[YR=2010] S5 W9 S1 W8 N6E17\$ W17 S4 W8 S1 W7 S1 W7 N25 E8 N6 W8 N22\$ W15\$. |  |  |  |  |  |  |  |  |  |