

LOT 5
IN OR 1372/122
OCEAN VILLAGE #1 PB 5/385-386

ZAHREN EDWARD & LAURA ANN
1846 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0005-0000



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

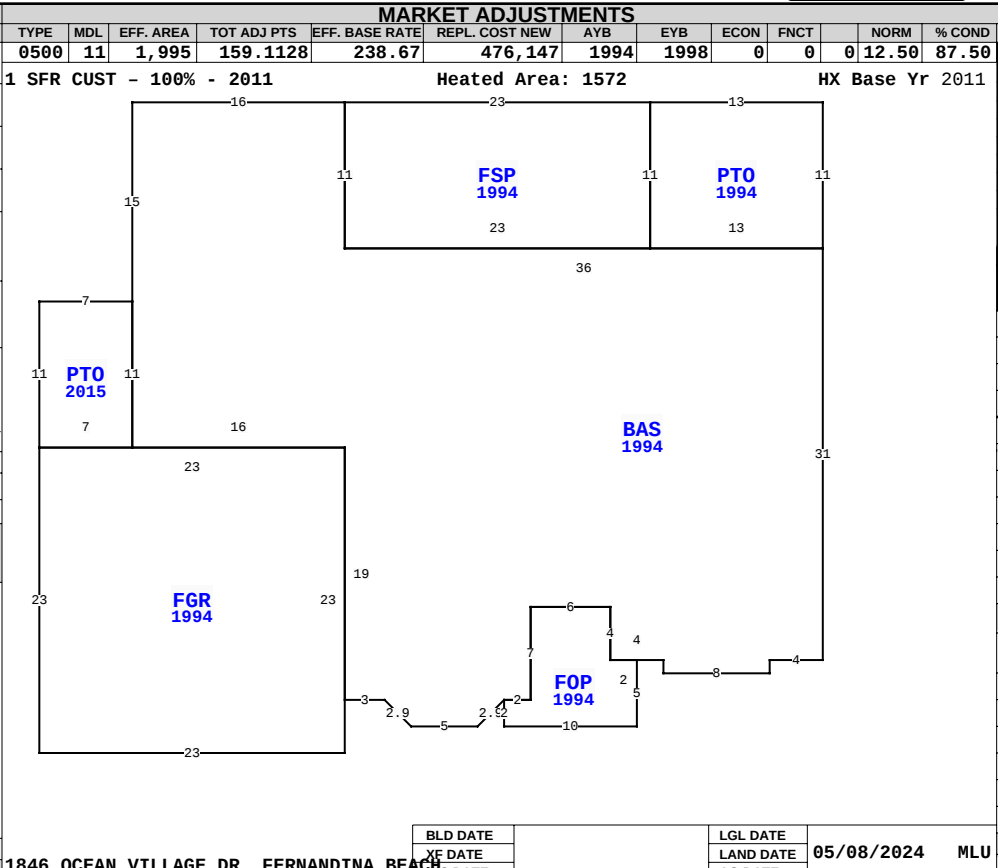
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	328,290
FGR	529	55	291	60,771
FOP	68	30	20	4,176
FSP	253	40	101	21,093
PTO	143	5	7	1,462
PTO	77	5	4	836

TOTALS	2,642		1,995	416,629
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0811	CONCRETE B	0 100	0 0
2	1242	WD DECK A	0 100	16 6
3	0810	CONCRETE A	0 100	0 0

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	0 100	0 0	774.00	SF	5.20	5.20	100	1994	1994	3	68	2,737	
2	1242	WD DECK A	0 100	16 6	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
3	0810	CONCRETE A	0 100	0 0	171.00	SF	6.50	6.50	100	2011	2011	3	92	1,023	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000133	C	SFR LAKE	100	
RETURN DATE			01/10/2020	FM WFO	



1846 OCEAN VILLAGE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY															PAGE 1 of 1 8									
VALUATION SUMMARY															STANDARD									
VALUATION BY															Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE															416,629									
TOTAL MARKET OB/XF VALUE															3,952									
TOTAL LAND VALUE - MARKET															500,000									
TOTAL MARKET VALUE															920,581									
SOH/AGL Deduction															533,503									
ASSESSED VALUE															387,078									
TOTAL EXEMPTION VALUE															50,000									
BASE TAXABLE VALUE															337,078									
TOTAL JUST VALUE															920,581									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															752,107									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226273	REMODEL	4,750	08/01/2012
B25256	REMODEL	28,900	10/01/2011
B24248	REMODEL	13,000	12/01/2010
B9400806	NEW CONSTR	84,197	04/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE		
1372/0122	12/06/2005	WD	Q		I		560,000		
GRANTOR: KEENAN NANCY									
GRANTEE: ZAHREN EDWARD & LAU									
0945/0205	8/16/2000	WD	U		I		350,000		
GRANTOR: BEVECK L MANSVELD									
GRANTEE: KEENAN NANCY									

BUILDING NOTES																								
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BUILDING DIMENSIONS
PTO=[YR=1994] W13 FSP=[YR=1994] W23 BAS=[YR=1994] W16 S15
PTO=[YR=2015] W7 S11 FGR=[YR=1994] S23E23 N23 W23\$ E7 N11\$
S11 E16 S19 E3 D2 R2 E5 U2 R2 FOP=[YR=1994] S2 E10 N5 W2
N4 W6 S7 W2\$ E2 N7 E6 S4 E4S1 E8 N1 E4N31 W36 N11\$ S11 E23
N11\$ S11 E13 N11\$.