LOT 6
IN OR 865 PG 1777
OCEAN VILLAGE #1 PB 5/385-386

PAYNE JOYCE REVOCABLE LIVING TRUST/PAYNE JOYCE TRU
1833 OCEAN VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0006-0000

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 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04

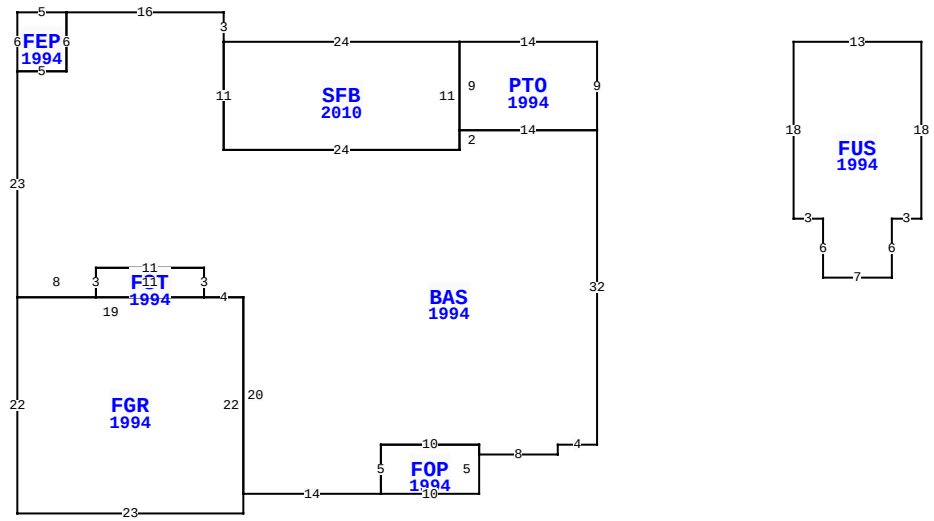
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	335,696
FEP	30	80	24	4,572
FGR	506	55	278	52,965
FOP	50	30	15	2,858
FST	33	55	18	3,429
FUS	276	100	276	52,584
PTO	126	5	6	1,143
SFB	264	80	211	40,200
TOTALS	3,047		2,590	493,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,590	144.3341	216.50	560,735	1994	1999	0	0	0	12.00	88.00

1 SFR CUST – 100% - 1995 Heated Area: 2249 HX Base Yr 1995



1833 OCEAN VILLAGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		493,447
TOTAL MARKET OB/XF VALUE		4,474
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		897,921
SOH/AGL Deduction		568,776
ASSESSED VALUE		329,145
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		274,145
TOTAL JUST VALUE		897,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		826,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9400807	NEW CONSTR	100,803	02/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0865/1777	2/04/1999	WD	U	I	01	100
GRANTOR: PAYNE JOYCE						
GRANTEE: PAYNE JOYCE TRUSTEE						
0709/0440	7/05/1994	WD	Q	I		201,800
GRANTOR: PARC GROUP COMMUNITIE						
GRANTEE: PAYNE JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W14 SFB=[YR=2010] W24 BAS=[YR=1994] N3 W16 FEP=[YR=1994] W5 S6 E5 N6$ S6 W5 S23 FGR=[YR=1994] S22 E23 N22 W4 FST=[YR=1994] N3 W11 S3 E11$ W19$ E8 N3 E11 S3 E4 S20 E14 FOP=[YR=1994] E10 N5 W10 S5$ N5 E10 S1 E8 N1 E4 N32 W14 S2 W24 N11$ S11 E24 N11$ S9 E14 N9$ PTR=E20 FUS=[YR=1994] E13 S18 W3 S6 W7 N6 W3 N18$ W20$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,466.00	SF	4.00	4.00	100	1994	1994	3	68	3,988	
2	0810	CONCRETE A	0	100	0	0	110.00	SF	6.50	6.50	100	1994	1994	3	68	486	

LAND DESCRIPTION

TOTAL OB/XF 4,474

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS