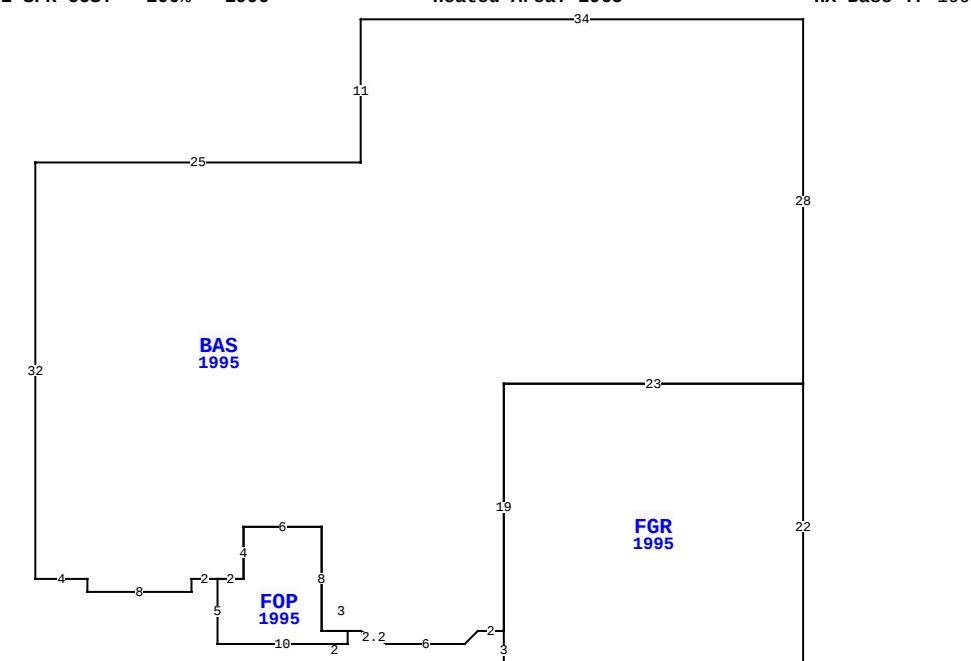


ODEN THOMAS E & BARBARA C
1889 OCEAN VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

00-SB-30-155V-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		16	WD FR STUC 100							0500	11	2,263	155.3614	233.04	527,370	1995	2000	0	0	0	11.50	88.50	VALUATION BY STANDARD																								
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 1996										Heated Area: 1965										HX Base Yr 1996																	
Roof Cover		03	COMP SHNGL 100																									Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 100																									BUILDING MARKET VALUE										466,722									
Interior Floo		11	CLAY TILE 70																									TOTAL MARKET OB/XF VALUE										6,362									
Interior Floo		14	CARPET 30																									TOTAL LAND VALUE - MARKET										400,000									
Air Condition		03	CENTRAL 100																									TOTAL MARKET VALUE										873,084									
Heating Type		04	AIR DUCTED 100																									SOH/AGL Deduction										549,649									
Bedrooms			3 100																									ASSESSED VALUE										323,435									
Bathrooms			3 100							TOTAL EXEMPTION VALUE										HX HB 50,000																											
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE										273,435																											
Stories										TOTAL JUST VALUE										873,084																											
Units		1.	1. 100 0 100							NCON VALUE										0																											
										INCOME VALUE																																					
										PREVIOUS YEAR MKT VALUE										837,402																											
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	1,965	100	1,965	405,263																																											
FGR	506	55	278	57,335																																											
FOP	66	30	20	4,125																																											
TOTALS	2,537		2,263	466,722																																											
EXTRA FEATURES										1889 OCEAN VILLAGE DR, FERNANDINA BEACH										BLD DATE					LGL DATE					05/07/2024 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695																																
2	0810	CONCRETE A	0 100	0	0	477.00	SF	6.50	6.50	100	1995	1995	3	70	2,170																																
3	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	1995	1995	3	70	96																																
4	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1995	1995	3	70	41																																
5	0855	CONC PAVER	0 100	24	4	96.00	SF	7.00	7.00	100	2000	2000	3	79	531																																
6	0855	CONC PAVER	0 100	0	0	50.00	SF	7.00	7.00	100	2000	2000	3	79	277																																
7	1242	WD DECK A	0 100	0	0	276.00	SF	10.00	10.00	100	2000	2000	3	20	552																																
LAND DESCRIPTION TOTAL OB/XF 6,362																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																														
																				</																											