LOT 17
OCEAN VILLAGE #1 PB 5/385-386

PEREZ MARIA
463688 STATE RD 200 STE 1-307
YULEE, FL 32097

2024

00-SB-30-155V-0017-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

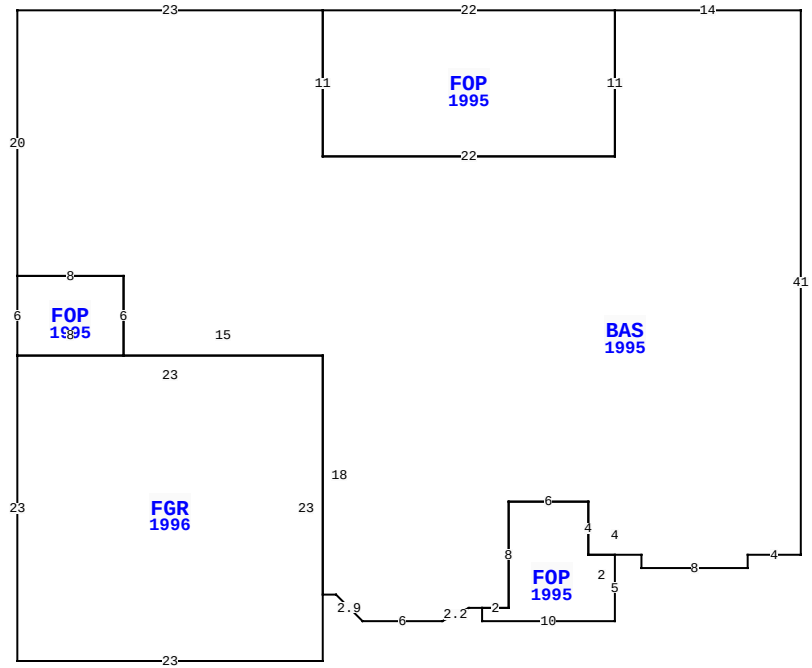
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	347,680
FGR	529	55	291	55,287
FOP	48	30	14	2,660
FOP	66	30	20	3,800
FOP	242	30	73	13,869
TOTALS	2,715		2,228	423,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,228	144.7538	217.13	483,766	1995	1998	0	0	0	12.50	87.50

1 SFR CUST – 0% - 2023 Heated Area: 1830 HX Base Yr



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

1907 OCEAN VILLAGE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	423,295
TOTAL MARKET OB/XF VALUE	14,415
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	837,710
SOH/AGL Deduction	0
ASSESSED VALUE	837,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	837,710
TOTAL JUST VALUE	837,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	804,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950178	SWIM POOL	15,000	03/01/1995
B9501680	NEW CONSTR	88,974	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0902	5/03/2022	WD	Q	I	01	960,000
GRANTOR: PATE BILLY R & OLIVIA						
GRANTEE: PEREZ MARIA						
1913/1202	4/18/2014	WD	U	I	38	350,000
GRANTOR: RARY WILLIAM C JR & C						
GRANTEE: PATE BILLY R & OLIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 FOP=[YR=1995] W22 S11 E22 N11 $ S11 W22 N11 W23 S20 FOP=[YR=1995] S6 FGR=[YR=1996] S23 E23 N23 W23 $ E8 N6 W8 $ E8 S6 E15 S18 E1 D2 R2 E6 U1 R2 E1 FOP=[YR=1995] S1 E10 N5 W2 N4 W6 S8 W2$ E2 N8 E6 S4 E4 S1 E8 N1 E4 N41 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	723.00	SF	5.20	5.20	100	1995	1995	3	70	2,632	
3	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	1995	1995	3	70	419	
4	0861	POOL GUNIT	0	0	0	0	270.00	SF	85.00	85.00	100	1995	1995	3	20	4,590	
5	0845	KOOL DECK	0	0	0	0	390.00	SF	7.25	7.25	100	1995	1995	3	70	1,979	
6	0910	SCRN RM L	0	0	50	14	700.00	SF	15.00	15.00	100	1995	1995	3	20	2,100	

LAND DESCRIPTION

TOTAL OB/XF 14,415

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS