

ROSSINI KATHLEEN L
1880 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

00-SB-30-155V-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																
Exterior Wall	16	WD FR STUC 100	0500	11	2,441	154.5852	231.88	566,019	1995	2000	0	0	0	11.50	88.50	Tax Group: 8	Tax Dist:															
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022										Heated Area: 1993										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 60																														
Interior Wall	08	DECORATIVE 40																														
Interior Floo	11	CLAY TILE 50																														
Interior Floo	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	3	100																														
Bathrooms	3	100																														
Frame	02	WOOD FRAME 100																														
Stories	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	1,624	100	1,624	333,267																												
FGR	525	55	289	59,307																												
FOP	66	30	20	4,105																												
FSP	275	40	110	22,574																												
FUS	369	100	369	75,724																												
UST	64	45	29	5,952																												
TOTALS			2,923	2,441		500,927																										
EXTRA FEATURES			1880 OCEAN VILLAGE DR, FERNANDINA BEACH																													
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	0100	0	0	968.00	SF	5.20	5.20	100	1995	1995	3	70	3,524																	
2	0810	CONCRETE A	0100	22	4	88.00	SF	6.50	6.50	100	1995	1995	3	70	400																	
3	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695																	
TOTAL OB/XF 6,619																																
LAND DESCRIPTION																																
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															
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																																