LOT 21
IN OR 1087/1848
OCEAN VILLAGE #1 PB 5/385-386

SCOTT J ANDREW & AMY D
1864 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034-5749

2024

00-SB-30-155V-0021-0000

BUILDING CHARACTERISTICS

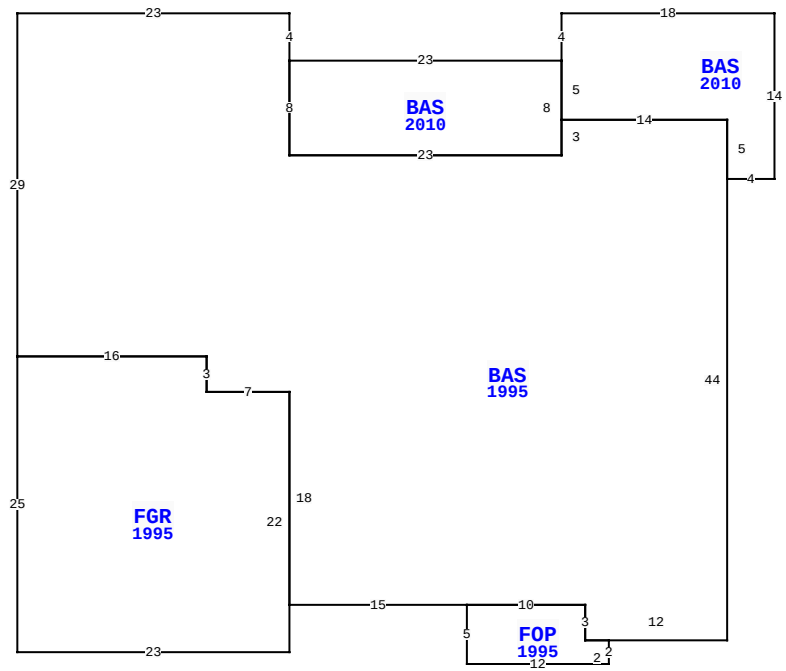
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,172	100	2,172	388,538
BAS	182	100	182	32,557
BAS	184	100	184	32,915
FGR	554	55	305	54,560
FOP	54	30	16	2,862
TOTALS	3,146		2,859	511,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,859	134.7509	202.13	577,890	1995	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2011 Heated Area: 2538 HX Base Yr 2011



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

1864 OCEAN VILLAGE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		511,433
TOTAL MARKET OB/XF VALUE		16,005
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		927,438
SOH/AGL Deduction		484,515
ASSESSED VALUE		442,923
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		392,923
TOTAL JUST VALUE		927,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		854,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501873	NEW CONSTR	98,470	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1087/1848	10/16/2002	WD	Q	I		460,000
GRANTOR: ROTH ALAN D & JULIE C						
GRANTEE: SCOTT J ANDREW & AM						
0912/1040	12/21/1999	WD	Q	I		400,000
GRANTOR: SCOTT J ANDREW & AMY						
GRANTEE: ROTH ALAN D & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W18 S4 BAS=[YR=2010] W23 BAS=[YR=1995] N4 W23 S29 FGR=[YR=1995] S25 E23 N22 W7 N3 W16 $ E16 S3 E7 S18 E15 FOP=[YR=1995] S5 E12 N2 W2 N3 W10$ E10 S3 E12 N44 W14 S3 W23 N8$ S8 E23 N8$ S5 E14 S5 E4 N14$.

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	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	1995	1995	3	70	82	
2	0855	CONC PAVER	0	100	0	0	284.00	SF	7.00	7.00	100	2010	2010	3	91	1,809	
3	0855	CONC PAVER	0	100	0	0	590.00	SF	7.00	7.00	100	2010	2010	3	91	3,758	
4	0855	CONC PAVER	0	100	0	0	290.00	SF	7.00	7.00	100	2010	2010	3	91	1,847	
5	0855	CONC PAVER	0	100	0	0	935.00	SF	10.00	10.00	100	2010	2010	3	91	8,509	

LAND DESCRIPTION

TOTAL OB/XF 16,005

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