LOT 44 & PT OF TRACT G
IN OR 2387/1432
OCEAN VILLAGE #2 PBK 6/19

TEAL BETTY D
PO BOX 15790
FERNANDINA BEACH, FL 32035

2024

00-SB-30-156V-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

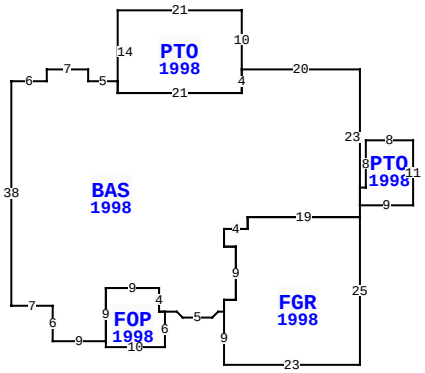
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

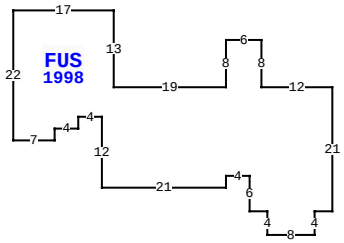
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1,979	396,152
FGR	549	55	302	60,454
FOP	96	30	29	5,805
FUS	1,123	100	1,123	224,800
PTO	91	5	5	1,001
PTO	294	5	15	3,002
TOTALS	4,132		3,453	691,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,453	148.2782	222.42	768,016	1998	2003	0	0	0	10.00	90.00

1 SFR CUST - 100% - 2021 Heated Area: 3102 HX Base Yr 2021





1835 VILLAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		691,214
TOTAL MARKET OB/XF VALUE		11,059
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,202,273
SOH/AGL Deduction		550,741
ASSESSED VALUE		651,532
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		596,532
TOTAL JUST VALUE		1,202,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,021,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704038	NEW CONSTR	116,470	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1432	8/25/2020	WD	Q	I	01	860,000
GRANTOR: MEYER KEITH B & EILEE						
GRANTEE: TEAL BETTY D						
2077/0729	10/13/2016	WD	Q	I	01	650,000
GRANTOR: MARASCO JOSEPH A JR						
GRANTEE: MEYER KEITH B & EIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 PTO=[YR=1998] N10 W21 S14 E21 N4 $ S4 W21 N2 W5 N2 W7 S2 W6 S38 E7 S6 E9 FOP=[YR=1998] S1 E10 N6 W1 N4 W9 S9 $ N9 E9 S4 E3 D1 R1 E5 U1 R1 E1 FGR=[YR=1998] S9 E23 N25 W19 S2 W4 S3 E2 S9 W2 S2 $ N2 E2 N9 W2 N3 E4 N2 E19 N2 PTO=[YR=1998] E9 N11 W8 S8 W1 S3 $ N23 $ PTR= E40 FUS=[YR=1998] E17 S13 E19 N8 E6 S8 E12 S21 W3 S4W8 N4 W3 N6 W4 S2 W21 N12 W4 S2 W4 S2 W7 N22 $ W40 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0855	CONC PAVER	0	100	0	0	936.00	SF	7.00	7.00	100	2012	2012	3	93	6,093	
3	0855	CONC PAVER	0	100	0	0	96.00	SF	7.00	7.00	100	2012	2012	3	93	625	
4	0855	CONC PAVER	0	100	0	0	418.00	SF	7.00	7.00	100	2012	2012	3	93	2,721	

LAND DESCRIPTION

TOTAL OB/XF 11,059

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	000133	C	SFR LAKE	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS