

LOT 48  
IN OR 1422/1154  
OCEAN VILLAGE #2 PB 6/19-20

GOEKE GERARD M & PATRICIA M  
1773 VILLIAGE CT  
FERNANDINA, FL 32034

2024

00-SB-30-156V-0048-0000



| 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  | PAGE 1 of 1     |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 100 | 0500                     | 11                   | 3,396                             | 137.2272    | 205.84         | 699,033        | 1997           | 2005      | 0        | 0           | 0      | 9.00    | 91.00           | VALUATION BY STANDARD |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SFR CUST - 100% - 2018 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | Heated Area: 2974     |                                 |                             |      |         |      |     |    |        |  |  |  |  | HX Base Yr 2018                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 12               | HARDWOOD 60    |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 40      |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 3 100          |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 4 100          |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 2,132            | 100            | 2,132                    | 399,354              |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 121              | 100            | 121                      | 22,665               |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 554              | 55             | 305                      | 57,131               |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 28               | 30             | 8                        | 1,499                |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 168              | 30             | 50                       | 9,366                |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 196              | 30             | 59                       | 11,052               |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 721              | 100            | 721                      | 135,054              |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  | 3,920          | 3,396                    | 636,120              |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                          |                      | 1773 VILLAGE CT, FERNANDINA BEACH |             |                |                |                |           |          |             |        |         |                 |                       | BLD DATE<br>XF DATE<br>INC DATE |                             |      |         |      |     |    |        |  |  |  |  | LGL DATE<br>LAND DATE<br>AG DATE |  |  |  |  |  |  |  |  |  |  |  | 05/07/2024 MLU |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 0855             | CONC PAVER     | 0                        | 100                  | 0                                 | 0           |                |                | 1,380.00       | SF        | 7.00     |             |        |         |                 | 8,984                 |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0855             | CONC PAVER     | 0                        | 100                  | 0                                 | 0           |                |                | 120.00         | SF        | 7.00     |             |        |         |                 | 781                   |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0500             | FP-PRE FAB     | 0                        | 100                  | 0                                 | 0           |                |                | 1.00           | UT        | 3,500.00 |             |        |         |                 | 3,290                 |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0855             | CONC PAVER     | 0                        | 100                  | 0                                 | 0           |                |                | 264.00         | SF        | 7.00     |             |        |         |                 | 1,719                 |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 | TOTAL OB/XF 14,774          |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP                  | R D                               | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T      | DPH 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                  | 0003                              | PUD         | 0.00           | 0.00           | 1.00           | LT        |          | 1.00        | 1.00   | 1.00    | 400,000.00      | 400,000.00            | 400,000                         |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 06/03/2021 BY RXX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS |                  |                |                          |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                       |                                 |                             |      |         |      |     |    |        |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |  |  |