LOT 49
OCEAN VILLAGE #2 PB 6/19-20

MCINTOSH KENNETH B & CHEN JEANETTE S L/E/
1780 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-156V-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

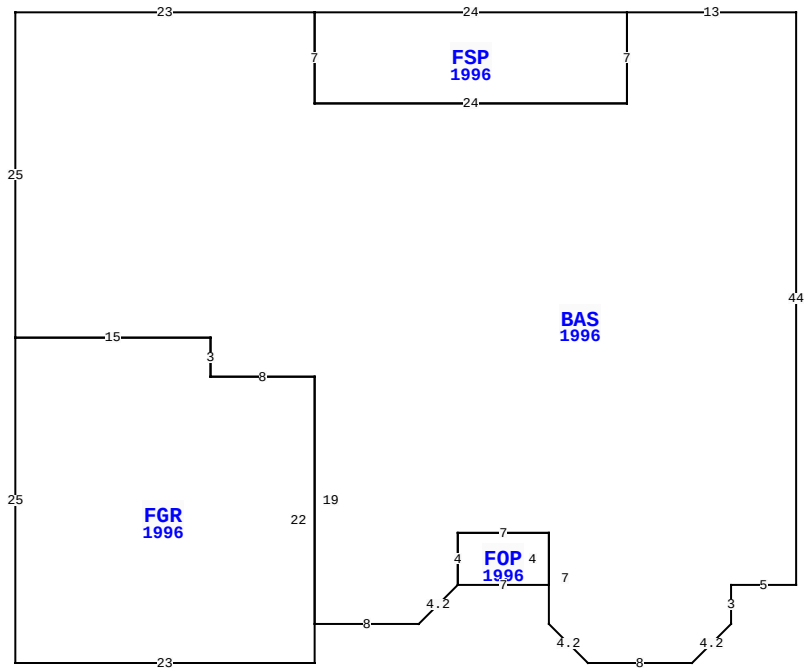
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,135	100	2,135	415,266
FGR	551	55	303	58,935
FOP	28	30	8	1,556
FSP	168	40	67	13,032
TOTALS	2,882		2,513	488,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,513	149.9098	224.86	565,073	1996	1996	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2015 Heated Area: 2135 HX Base Yr 2015



1780 OCEAN VILLAGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		488,788
TOTAL MARKET OB/XF VALUE		7,504
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		896,292
SOH/AGL Deduction		375,247
ASSESSED VALUE		521,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		471,045
TOTAL JUST VALUE		896,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		824,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602526	NEW CONSTR	98,470	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0497	5/07/2020	LE	U	I	11	100
GRANTOR: MCINTOSH KENNETH B &						
GRANTEE: MCINTOSH SEAN SANG-						
1913/0371	4/17/2014	WD	Q	I	02	512,000
GRANTOR: PATE BILLY R & OLIVIA						
GRANTEE: MCINTOSH KENNETH B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FSP=[YR=1996] W24 S7 E24 N7$ S7 W24 N7 W23 S25 FGR=[YR=1996] S25 E23 N22 W8 N3 W15$ E15 S3 E8 S19 E8 U3 R3 FOP=[YR=1996] E7 N4 W7 S4$ N4 E7 S7 R3 D3 E8 U3 R3 N3 E5 N44$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	990.00	SF	5.20	5.20	100	1996	1996	3	72	3,707	
3	0830	FLAGSTONE	0	100	25	4	100.00	SF	12.00	12.00	100	2005	2005	3	86	1,032	

LAND DESCRIPTION

TOTAL OB/XF 7,504

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	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 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