LOT 50
IN OR 1848/776
OCEAN VILLAGE #2 PB 6/19-20

FINCHER RONALD M
1021 TULLOSS RD
FRANKLIN, TN 37067

2024

00-SB-30-156V-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

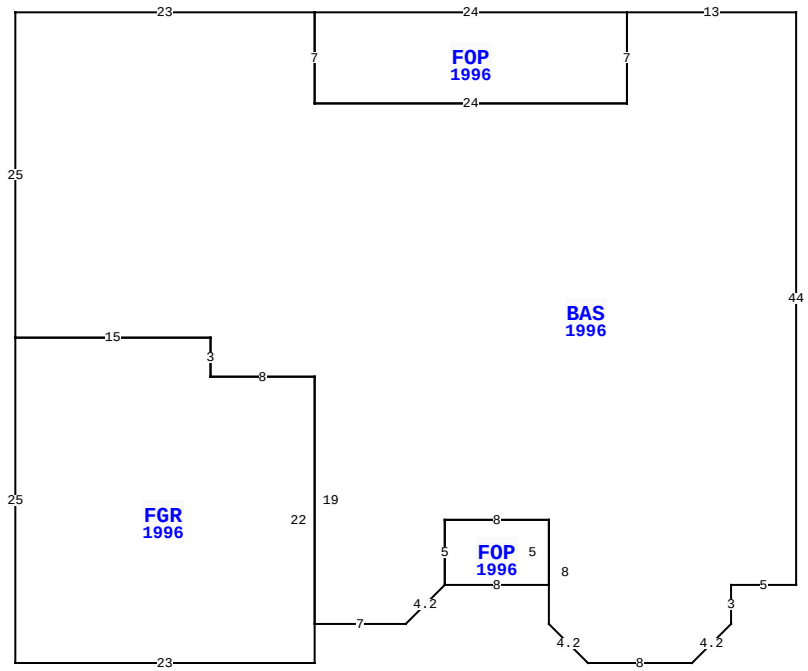
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,120	100	2,120	429,030
FGR	551	55	303	61,319
FOP	40	30	12	2,428
FOP	168	30	50	10,119
TOTALS	2,879		2,485	502,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,485	152.4442	228.67	568,245	1996	2000	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2120 HX Base Yr



1798 OCEAN VILLAGE AVE, FERNANDINA BEACH

BLD DATE	07/16/2008 DJ	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	502,897
TOTAL MARKET OB/XF VALUE	15,237
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	918,134
SOH/AGL Deduction	248,251
ASSESSED VALUE	669,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	669,883
TOTAL JUST VALUE	918,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	845,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22109	REMODEL	12,998	12/01/2008
B9502464	NEW CONSTR	98,470	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1848/0776	4/02/2013	WD	Q	I	02	625,000
GRANTOR: DWOZAN AMELIA ISLAND						
GRANTEE: FINCHER RONALD M						
1723/0611	12/31/2010	WD	U	I	30	395,290
GRANTOR: DWOZAN M FREDERICK JR						
GRANTEE: DWOZAN AMELIA ISLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FOP=[YR=1996] W24 S7 E24 N7$ S7 W24 N7 W23 S25 FGR=[YR=1996] S25 E23 N22 W8 N3 W15$ E15 S3 E8 S19 E7 U3 R3 FOP=[YR=1996] E8 N5 W8 S5$ N5 E8 S8 D3 R3 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	0855	CONC PAVER	0	0	0	0	1,712.00	SF	10.00	10.00	100	2008	2008	3	89	15,237	

LAND DESCRIPTION

TOTAL OB/XF 15,237

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	0	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