LOT 1
L/E OR 1709/1676
OCEAN VILLAGE #3 PB 6/27-28

VELAZQUEZ EDWARD G & ANNE L/E
1731 OCEAN VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-157V-0001-0000

BUILDING CHARACTERISTICS

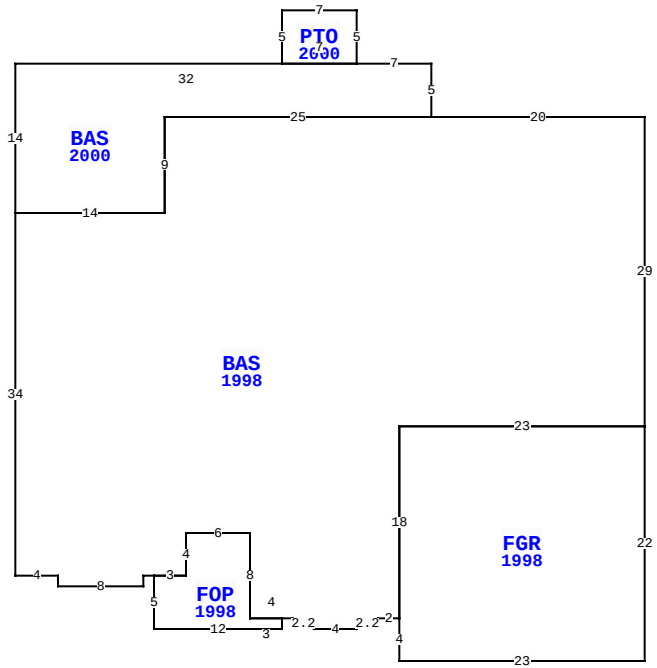
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	431,339
BAS	321	100	321	64,852
FGR	506	55	278	56,165
FOP	72	30	22	4,445
PTO	35	5	2	404
TOTALS	3,069		2,758	557,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,758	149.6563	224.48	619,116	1998	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 1999 Heated Area: 2456 HX Base Yr 1999



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

1731 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		557,204
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		965,004
SOH/AGL Deduction		607,139
ASSESSED VALUE		357,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,865
TOTAL JUST VALUE		965,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		890,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006859	ADDITION	32,450	02/01/2000
B9704187	NEW CONSTR	0	08/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1709/1676	10/29/2010	WD	U	I	14	100
GRANTOR: VELAZQUEZ EDWARD G &						
GRANTEE: VELAZQUEZ EDWARD G						
0824/0412	2/25/1998	WD	Q	I		235,500
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: VELAZQUEZ EDWARD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 BAS=[YR=2000] N5 W7 PTO=[YR=2000] N5 W7 S5 E7 $ W32 S14 E14 N9 E25 $ W25 S9 W14 S34 E4 S1 E8 N1 E1 FOP=[YR=1998] S5 E12 N1 W3 N8 W6 S4 W3$ E3 N4 E6 S8 E4 D1 R2 E4 U1 R2 E2 FGR=[YR=1998] S4 E23 N22 W23 S18 $ N18 E23 N29 $.

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	1998	1998	3	81	2,835	
2	0855	CONC PAVER	0	100	24	4	96.00	SF	7.00	7.00	100	2011	2011	3	92	618	
3	0855	CONC PAVER	0	100	0	0	675.00	SF	7.00	7.00	100	2011	2011	3	92	4,347	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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