LOT 2
OCEAN VILLAGE #3 PB 6/27-28

SURVIVING SPOUSE'S TRUST/WIEST KATHLEEN J TRUSTEE
1725 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-157V-0002-0000

BUILDING CHARACTERISTICS

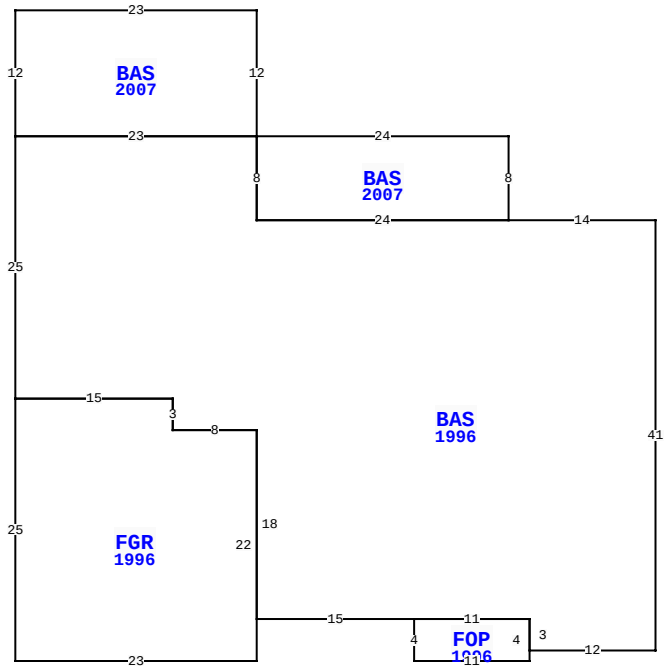
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,079	100	2,079	377,093
BAS	192	100	192	34,826
BAS	276	100	276	50,062
FGR	551	55	303	54,958
FOP	44	30	13	2,358
TOTALS	3,142		2,863	519,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,863	135.8676	203.80	583,479	1996	2001	0	0	0	11.00	89.00

1 SFR CUST – 100% - 1997 Heated Area: 2547 HX Base Yr 1997



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

1725 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		519,296
TOTAL MARKET OB/XF VALUE		10,363
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		929,659
SOH/AGL Deduction		521,609
ASSESSED VALUE		408,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,050
TOTAL JUST VALUE		929,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		856,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12418	MECH OTHER	0	01/01/2007
B17436	ADDITION	22,176	10/31/2006
R09090	REPAIR/RRF	650	03/01/2006
B9603104	NEW CONSTR	98,470	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/919	5/16/2024	WD	U	I	11	100
GRANTOR: WIEST KATHLEEN J						
GRANTEE: SURVIVING SPOUSE'S						
2713/511	5/16/2024	WD	U	I	11	100
GRANTOR: WIEST DONALD & KATHLE						
GRANTEE: WIEST KATHLEEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 BAS=[YR=2007] N8 W24 S8 E24$ W24 N8BAS=[YR=2007] N12 W23 S12 E23$ W23 S25 FGR=[YR=1996] S25 E23 N22 W8 N3 W15$ E15 S3 E8 S18 E15 FOP=[YR=1996] S4 E11 N4 W11$ E11 S3 E12 N41$.

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	0812	CONCRETE C	0	100	0	0	1,133.00	SF	4.00	4.00	100	1996	1996	3	72	3,263	
2	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	1996	1996	3	72	449	
3	0855	CONC PAVER	0	100	0	0	549.00	SF	10.00	10.00	100	2007	2007	3	88	4,831	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 10,363

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