LOT 7
IN OR 1975/985
OCEAN VILLAGE #3 PB 6/27-28

FLETCHER TEMPLE J & BARNEY R
1822 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-157V-0007-0000

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 100
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

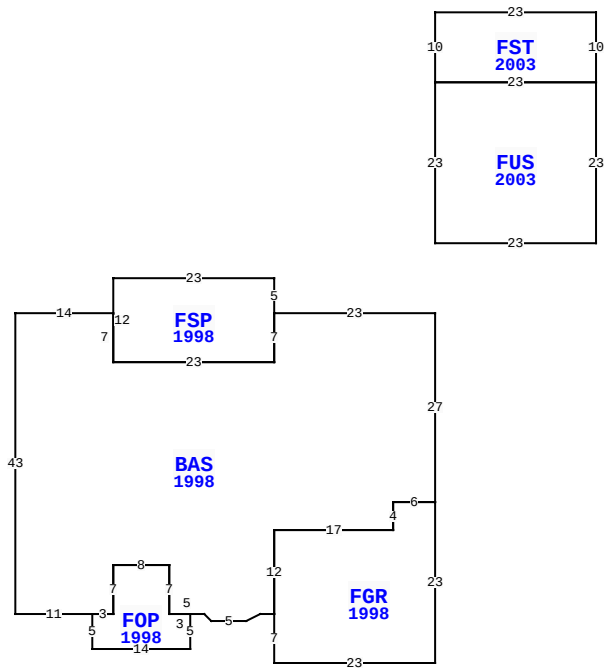
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	396,372
FGR	461	55	254	48,637
FOP	126	30	38	7,277
FSP	276	40	110	21,064
FST	230	55	126	24,127
FUS	529	100	529	101,295
TOTALS	3,692		3,127	598,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,127	141.8419	212.76	665,301	1998	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2005 Heated Area: 2599 HX Base Yr 2005



1822 OCEAN VILLAGE PL, 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		598,771
TOTAL MARKET OB/XF VALUE		8,094
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,006,865
SOH/AGL Deduction		534,205
ASSESSED VALUE		472,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		422,660
TOTAL JUST VALUE		1,006,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310655	ADDITION	50,000	01/01/2003
B9704536	NEW CONSTR	105,853	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1975/0985	4/14/2015	SW	U	I	11	100
GRANTOR: FLETCHER TEMPLE J						
GRANTEE: FLETCHER TEMPLE J &						
1243/0576	7/06/2004	WD	Q	I		652,500
GRANTOR: ROTH ROBERT C JR & BA						
GRANTEE: FLETCHER TEMPLE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W23 FSP=[YR=1998] N5 W23 S12 E23 N7$ S7 W23 N7 W14 S43 E11 FOP=[YR=1998] S5 E14 N5 W3 N7 W8 S7 W3$ E3 N7 E8 S7 E5 D1 R1 E5 U1 R2 E2FGR=[YR=1998] S7 E23 N23 W6 S4 W17 S12$ N12 E17 N4 E6 N27$ PTR= N10 FUS=[YR=2003] N23 FST=[YR=2003] N10 E23 S10 W23$ E23 S23 W23$ S10$.

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	0835	QUARY TILE	0	100	25	4	100.00	SF	10.00	10.00	100	1998	1998	3	75	750	
2	0855	CONC PAVER	0	100	0	0	912.00	SF	7.00	7.00	100	2005	2005	3	86	5,490	
3	0855	CONC PAVER	0	100	0	0	308.00	SF	7.00	7.00	100	2005	2005	3	86	1,854	

LAND DESCRIPTION

TOTAL OB/XF 8,094

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