

LOT 9
IN OR 2201/1827
OCEAN VILLAGE #3 PB 6/27-28

CHEENEY FAMILY TRUST/CHEENEY ELEANOR B TRUSTEE
1838 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034

2024

00-SB-30-157V-0009-0000



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	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	1,911	100	1,911	397,738
FGR	506	55	278	57,860
FOP	72	30	22	4,579
FSP	225	40	90	18,732
FUS	737	100	737	153,393
UOP	531	20	106	22,062
TOTALS	3,982		3,144	654,365

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,144	143.7850	215.68	678,098	1996	2016	0	0	3.50	96.50
1 SFR CUST - 100% - 2024						Heated Area: 2648			HX Base Yr 2024		
BLD DATE				LGL DATE				05/07/2024			
XF DATE				LAND DATE				MLU			

EXTRA FEATURES							1838 OCEAN VILLAGE PL, FERNANDINA BEACH					INC DATE		AG DATE			
L N	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	100	0	0	1,078.00	SF	7.00	7.00	100	2012	2012	3	93	7,018	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2012	2012	3	93	703	