LOT 11
IN OR 2159/738
OCEAN VILLAGE #3 PB 6/27-28

STAINKEN SCOTT T & MARY M
1852 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-157V-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

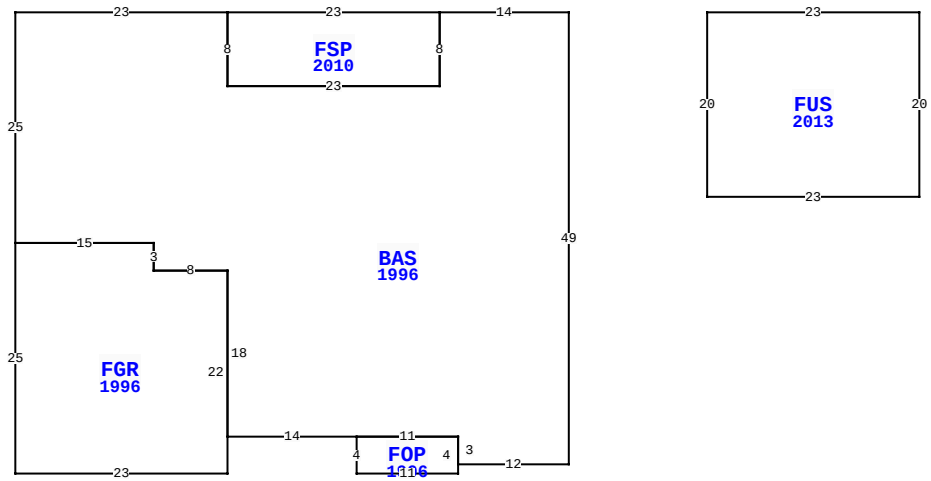
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,153	100	2,153	487,009
FGR	551	55	303	68,539
FOP	44	30	13	2,941
FSP	184	40	74	16,739
FUS	460	100	460	104,052
TOTALS	3,392		3,003	679,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	11	3,003	144.9994	217.50	653,152	1996	2000	0	0	104	11.50	104.00

1 SFR CUST – 100% - 2018 Heated Area: 2613 HX Base Yr 2018



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

1852 OCEAN VILLAGE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		679,278
TOTAL MARKET OB/XF VALUE		13,638
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,092,916
SOH/AGL Deduction		435,043
ASSESSED VALUE		657,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		607,873
TOTAL JUST VALUE		1,092,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,009,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327280	REMODEL	47,115	06/01/2013
E1326254	NEW CONSTR	44	06/01/2013
B9603176	NEW CONSTR	116,470	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0738	11/20/2017	WD	Q	I	01	660,000
GRANTOR: BELL ERIN BRYAN						
GRANTEE: STAINKEN SCOTT T &						
2044/0128	4/21/2015	FJ	U	I	11	0
GRANTOR: BRYAN CARSON WAYNE ES						
GRANTEE: BELL ERIN BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 FSP=[YR=2010] W23 S8 E23 N8 $ S8 W23 N8 W23 S25 FGR=[YR=1996] S25 E23 N22 W8 N3 W15 $ E15 S3 E8 S18 E14 FOP=[YR=1996] S4 E11 N4 W11 $ E11 S3 E12 N49 $ PTR=E15 FUS=[YR=2013] E23 S20 W23 N20$ W15$.

EXTRA FEATURES

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	1,228.00	SF	7.00	7.00	100	2005	2005	3	86	7,393	
2	0855	CONC PAVER	0	100	0	0	190.00	SF	7.00	7.00	100	2005	2005	3	86	1,144	
3	0855	CONC PAVER	0	100	0	0	34.00	SF	7.00	7.00	100	2005	2005	3	86	205	
4	0855	CONC PAVER	0	100	0	0	744.00	SF	7.00	7.00	100	2013	2013	3	94	4,896	

LAND DESCRIPTION

TOTAL OB/XF 13,638

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS