

LOT 14 & PT GOVT LOT 2 OF
SEC 14-2N-28E IN OR 2324/1897
OCEAN VILLAGE #3 PBK 6/27

MILLAR ROY D & ANN M
1873 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-157V-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

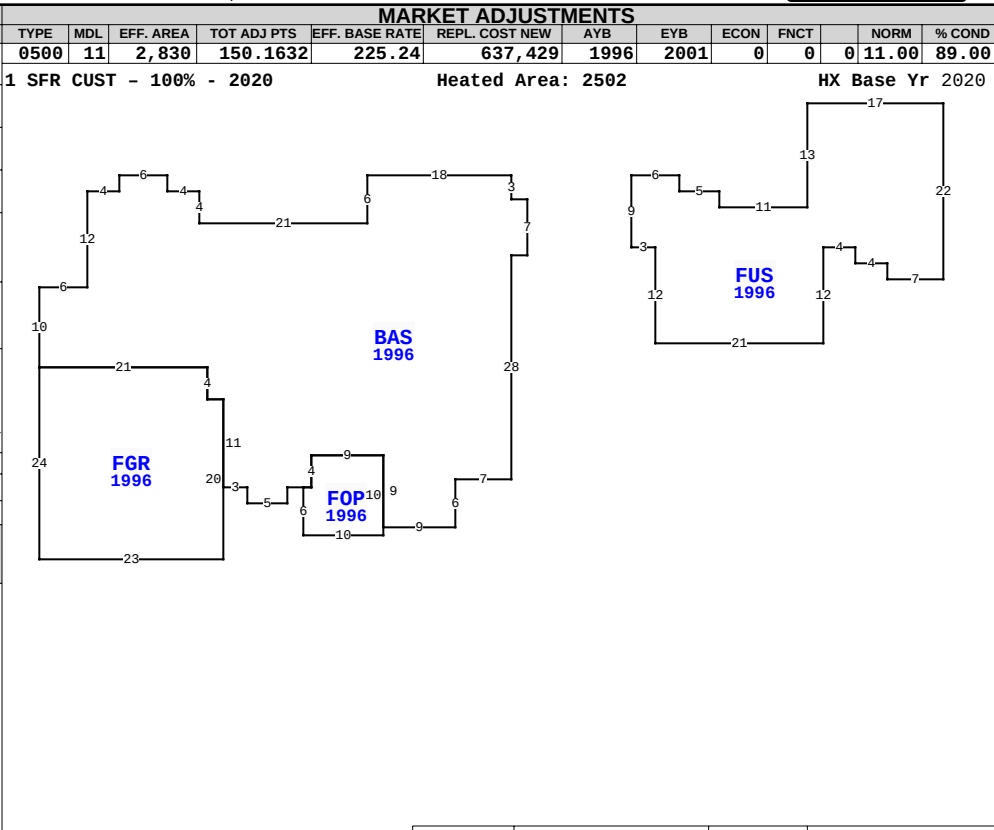
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1,764	353,617
FGR	544	55	299	59,939
FOP	96	30	29	5,813
FUS	738	100	738	147,942

TOTALS	3,142		2,830	567,312
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	488.00	SF	6.50	6.50	
2	0835	QUARY TILE	0	100	23	4	92.00	SF	10.00	10.00	
3	0835	QUARY TILE	0	100	0	0	322.00	SF	10.00	10.00	
4	0910	SCRN RM L	0	100	0	0	236.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



1873 OCEAN VILLAGE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	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	0810	CONCRETE A	0	100	0	0	488.00	SF	6.50	6.50	100	1996	1996	3	72	2,284	
2	0835	QUARY TILE	0	100	23	4	92.00	SF	10.00	10.00	100	1996	1996	3	72	662	
3	0835	QUARY TILE	0	100	0	0	322.00	SF	10.00	10.00	100	2003	2003	3	83	2,673	
4	0910	SCRN RM L	0	100	0	0	236.00	SF	15.00	15.00	100	2003	2003	3	21	743	

TOTAL OB/XF											
6,362											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						567,312					
TOTAL MARKET OB/XF VALUE						6,362					
TOTAL LAND VALUE - MARKET						400,000					
TOTAL MARKET VALUE						973,674					
SOH/AGL Deduction						377,407					
ASSESSED VALUE						596,267					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						541,267					
TOTAL JUST VALUE						973,674					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						933,451					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035530	REPAIR/RRF	800	10/01/2003
B0311372	ADDITION	5,600	07/01/2003
B9603208	NEW CONSTR	116,400	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2324/1897	12/12/2019	WD	Q	I	01	750,000	
GRANTOR:MORRISON PAUL O & CAR							
GRANTEE:MILLAR ROY D & ANN							
1929/0526	7/22/2014	WD	Q	I	02	560,000	
GRANTOR:CHROW ANNE TRUSTEE							
GRANTEE:MORRISON PAUL O & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W18 S6 W21N4 W4 N2 W6 S2 W4 S12 W6 S10											
FGR=[YR=1996] S24 E23 N20W2 N4 W21\$ E21 S4 E2 S11 E3 S2E5 N2											
E2 FOP=[YR=1996] S6 E10 N10 W9S4 W1\$ E1 N4 E9 S9 E9 N6 E7 N28											
E2 N7 W2 N3\$ PTR= E15 FUS=[YR=1996] E6 S2 E5 S2 E11 N13 E17											
S22 W7 N2 W4 N2 W4 S12 W21N12 W3 N9\$ W15\$.											