LOT 15
OCEAN VILLAGE #3 PB 6/27-28

**DEWITT CHARLTON BRECK & CAROLYN B**
95029 SAN REMO DRIVE UNIT #3
FERNANDINA BEACH, FL 32034

**2024**

**00-SB-30-157V-0015-0000**

## 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 | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

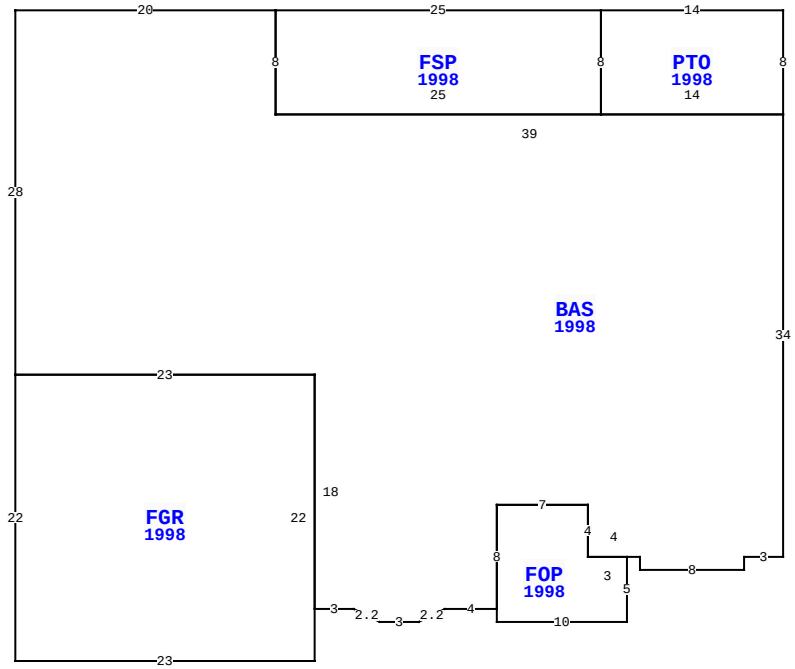
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,885 | 100 | 1,885 | 396,856 |
| FGR | 506 | 55 | 278 | 58,529 |
| FOP | 78 | 30 | 23 | 4,842 |
| FSP | 200 | 40 | 80 | 16,843 |
| PTO | 112 | 5 | 6 | 1,264 |
| TOTALS | 2,781 | | 2,272 | 478,333 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,272 | 160.4064 | 240.61 | 546,666 | 1998 | 1998 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST – 0% - 2024 Heated Area: 1885 HX Base Yr




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

1865 OCEAN VILLAGE PL, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 478,333 |
| TOTAL MARKET OB/XF VALUE | 6,579 |
| TOTAL LAND VALUE - MARKET | 400,000 |
| TOTAL MARKET VALUE | 884,912 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 884,912 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 884,912 |
| TOTAL JUST VALUE | 884,912 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 831,447 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9704040 | NEW CONSTR | 102,946 | 06/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2662/1293 | 8/21/2023 | WD | Q | I | 01 | 890,000 |
| GRANTOR: GRIESBAUM STACY | | | | | | |
| GRANTEE: DEWITT CHARLTON BRE | | | | | | |
| 1915/0186 | 4/28/2014 | QC | U | I | 11 | 100 |
| GRANTOR: GRIESBAUM DAVID A | | | | | | |
| GRANTEE: GRIESBAUM STACY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1998] W14 FSP=[YR=1998] W25 BAS=[YR=1998] W20 S28 FGR=[YR=1998] S22 E23 N22 W23 $ E23 S18 E3 D1 R2 E3 U1 R2 E4 FOP=[YR=1998] S1 E10 N5 W3 N4 W7 S8 $ N8 E7 S4 E4 S1 E8 N1 E3 N34 W39 N8 $ S8 E25 N8 $ S8E14 N8 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 81 | 2,835 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 672.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 3,276 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 24 | 4 | 96.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 468 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,579

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |

REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS