LOT 16
IN OR 2239/244
OCEAN VILLAGE #3 PB 6/27-28

AUDET PAUL R/AUDET-RINDFLEISCH LISA ANN
1857 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034

2024

00-SB-30-157V-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

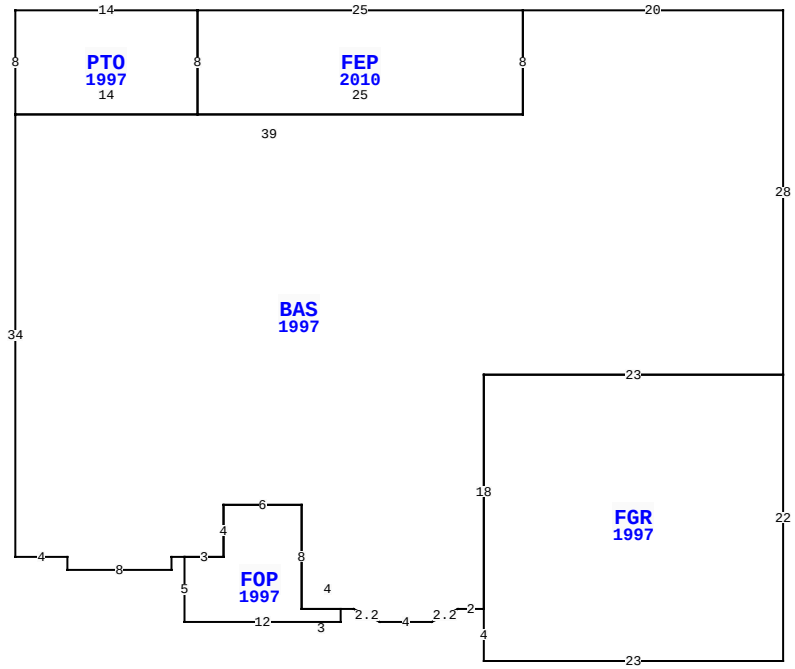
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,890	100	1,890	385,673
FEP	200	80	160	32,650
FGR	506	55	278	56,729
FOP	72	30	22	4,489
PTO	112	5	6	1,224
TOTALS	2,780		2,356	480,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,356	151.9980	228.00	537,168	1997	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2019 Heated Area: 1890 HX Base Yr 2019



1857 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		480,765
TOTAL MARKET OB/XF VALUE		4,218
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		884,983
SOH/AGL Deduction		344,229
ASSESSED VALUE		540,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		490,754
TOTAL JUST VALUE		884,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001536	WINDOWS	25,300	02/01/2022
B9603408	NEW CONSTR	102,946	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2239/0244	11/21/2018	SW	U	I	12	575,100
GRANTOR: BANK OF AMERICA N.A.						
GRANTEE: AUDET PAUL R & LISA						
2200/0332	5/19/2018	WD	U	I	12	660,800
GRANTOR: LASH MARY						
GRANTEE: BANK OF AMERICA N.A						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	991.00	SF	5.20	5.20	100	1997	1997	3	73	3,762	
2	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	1997	1997	3	73	456	

BUILDING DIMENSIONS

BAS=[YR=1997] W20 FEP=[YR=2010] W25 PTO=[YR=1997] W14 S8 E14 N8$ S8 E25 N8$ S8 W39 S34 E4 S1 E8 N1 E1 FOP=[YR=1997] S5 E12 N1 W3 N8 W6 S4 W3$ E3 N4 E6 S8 E4 D1 R2 E4 U1 R2 E2 FGR=[YR=1997] S4 E23 N22 W23 S18$ N18 E23 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,218

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