LOT 20
IN OR 1930/1639
OCEAN VILLAGE #3 PB 6/27-28

HART TERESA JAN
4465 HIGHGROVE POINTE
SANDY SPRINGS, GA 30319

2024

00-SB-30-157V-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

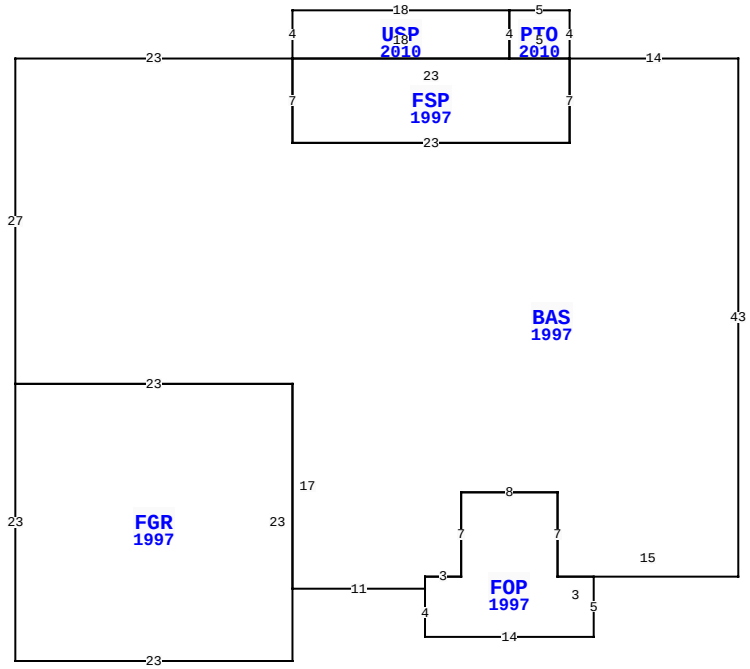
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,006	100	2,006	353,472
FGR	529	55	291	51,276
FOP	126	30	38	6,695
FSP	161	40	64	11,277
PTO	20	5	1	176
USP	72	30	22	3,876
TOTALS	2,914		2,422	426,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,422	131.2514	196.88	476,843	1997	2002	0	0	0	10.50	89.50

1 SFR CUST – 0% - 0 Heated Area: 2006 HX Base Yr



1817 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	426,774
TOTAL MARKET OB/XF VALUE	3,990
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	830,764
SOH/AGL Deduction	252,846
ASSESSED VALUE	577,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,918
TOTAL JUST VALUE	830,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1930/1639	7/26/2014	WD	Q	I	01	425,000
GRANTOR: JOYCE VIRGINIA A L/E						
GRANTEE: HART TERESA JAN						
1594/1606	11/26/2008	QC	U	I	18	100
GRANTOR: JOYCE VIRGINIA A						
GRANTEE: JOYCE VIRGINIA A L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 PTO=[YR=2010] N4 W5 USP=[YR=2010] W18 S4 FSP=[YR=1997] S7 E23N7W23$E18 N4$ S4 E5$ S7 W23 N7 W23 S27 FGR=[YR=1997] S23 E23 N23 W23$ E23 S17 E11 FOP=[YR=1997] S4 E14 N5 W3 N7 W8 S7 W3 S1$ N1 E3 N7 E8 S7 E15 N43$.

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	0	0	0	926.00	SF	5.20	5.20	100	1997	1997	3	73	3,515	
2	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	100	1997	1997	3	73	475	

LAND DESCRIPTION

TOTAL OB/XF 3,990

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 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