LOT 14
OCEANSIDE #1 PB 5/321

DAVOLI CECILIA TERESA REVOCABLE TRUST/DAVOLI CECIL
2106 WESTERN RUN DR
BALTIMORE, MD 21209

2025

00-SB-30-1520-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

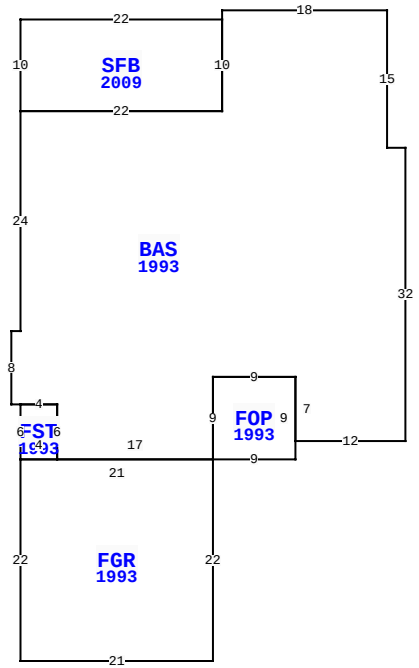
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100	1993	1,665	306,889
FGR	462	55	1993	254	46,817
FOP	81	30	1993	24	4,424
FST	24	55	1993	13	2,396
SFB	220	80	2009	176	32,440
TOTALS	2,452			2,132	392,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,132	139.7088	220.74	470,618	1991	1991	0	0	0	16.50	83.50

1 SFR CUST – 0% - 0 Heated Area: 1841 HX Base Yr



1876 OCEANSIDE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	392,966
TOTAL MARKET OB/XF VALUE	12,003
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	904,969
SOH/AGL Deduction	352,808
ASSESSED VALUE	552,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	552,161
TOTAL JUST VALUE	904,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	787,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7300	NEW CONSTR	80,000	06/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/778	1/10/2025	WD	U	I	11	100
GRANTOR: DAVOLI CECILIA T						
GRANTEE: DAVOLI CECILIA TERE						
2232/1265	10/17/2018	TD	U	I	11	100
GRANTOR: ENRICO DAVOLI LIVING						
GRANTEE: DAVOLI CECILIA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S1 SFB=[YR=2009] W22 S10 E22 N10$ S10 W22S24 W1 S8 E1 FST=[YR=1993] S6 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E9 N9 W9 S9$ W21$ E4 N6 W4$ E4 S6 E17 N9 E9 S7 E12 N32 W2 N15$.

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	0812	CONCRETE C	0	0	0	0	1,363.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,244	
2	0855	CONC PAVER	0	0	0	0	378.00	SF	10.00	10.00	100	2015	2015	3	95	3,591	
3	0855	CONC PAVER	0	0	0	0	544.00	SF	10.00	10.00	100	2015	2015	3	95	5,168	

LAND DESCRIPTION

TOTAL OB/XF 12,003

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	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS