LOT 43
OCEAN VILLAGE #2 PB 6/19-20

NIXON TRUST/NIXON STEPHEN TRUSTEE
1840 VILLAGE CT
FERNANDINA BEACH, FL 32034

2025

00-SB-30-156V-0043-0000

BUILDING CHARACTERISTICS

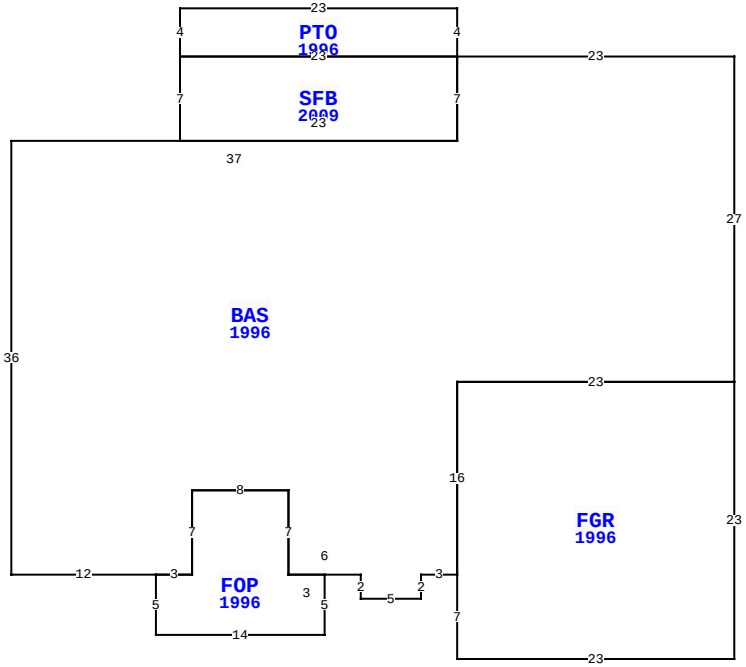
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,907	100	1996	1,907	391,522
FGR	529	55	1996	291	59,744
FOP	126	30	1996	38	7,802
PTO	92	5	1996	5	1,027
SFB	161	80	2009	129	26,485
TOTALS	2,815			2,370	486,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,370	151.0925	238.73	565,790	1996	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2021 Heated Area: 2036 HX Base Yr 2021



1840 VILLAGE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		486,579
TOTAL MARKET OB/XF VALUE		8,597
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,095,176
SOH/AGL Deduction		556,055
ASSESSED VALUE		539,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		488,399
TOTAL JUST VALUE		1,095,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		978,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602886	NEW CONSTR	105,853	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/1359	4/24/2024	SW	U	I	11	100
GRANTOR: NIXON STEPHEN M & DEA						
GRANTEE: NIXON TRUST						
1753/1653	8/15/2011	WD	Q	I	02	365,000
GRANTOR: NEELY RUTH N						
GRANTEE: NIXON STEPHEN M & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W23 PTO=[YR=1996] N4 W23 S4 SFB=[YR=2009] S7 E23 N7 W23 $ E23 $ S7 W37 S36 E12 FOP=[YR=1996] S5 E14 N5 W3 N7 W8 S7 W3 $ E3 N7 E8 S7 E6 S2 E5 N2 E3 FGR=[YR=1996] S7 E23 N23 W23 S16 $ N16 E23 N27 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	100	1996	1996	3	70	2,537	
2	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	1996	1996	3	70	473	
3	0855	CONC PAVER	0	100	0	0	1,455.00	SF	4.00	4.00	100	2017	2017	3	96	5,587	

LAND DESCRIPTION

TOTAL OB/XF 8,597

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS