

LOT 44 & PT OF TRACT G
IN OR 2387/1432
OCEAN VILLAGE #2 PBK 6/19

TEAL BETTY D
PO BOX 15790
FERNANDINA BEACH, FL 32035

2025

00-SB-30-156V-0044-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

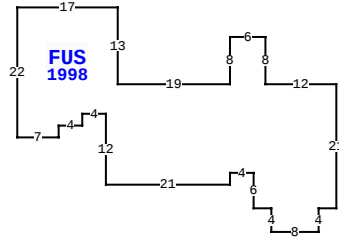
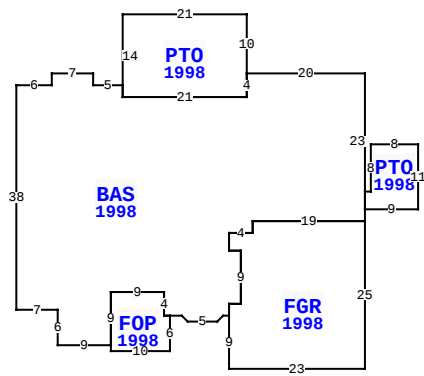
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1998	1,979	403,367
FGR	549	55	1998	302	61,555
FOP	96	30	1998	29	5,911
FUS	1,123	100	1998	1,123	228,894
PTO	91	5	1998	5	1,019
PTO	294	5	1998	15	3,057

TOTALS	4,132			3,453	703,803
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	936.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	96.00	SF	7.00
4	0855	CONC PAVER	0	100	0	0	418.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,453	148.2782	234.28	808,969	1998	1998		0	0	13.00
1 SFR CUST - 100% - 2021											
Heated Area: 3102											
HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			703,803
TOTAL MARKET OB/XF VALUE			10,938
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			1,314,741
SOH/AGL Deduction			644,315
ASSESSED VALUE			670,426
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			614,704
TOTAL JUST VALUE			1,314,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,202,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704038	NEW CONSTR	116,470	06/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2387/1432	8/25/2020	WD Q	Q	I	01
GRANTOR: MEYER KEITH B & EILEE					
GRANTEE: TEAL BETTY D					
2077/0729	10/13/2016	WD Q	Q	I	01
GRANTOR: MARASCO JOSEPH A JR					
GRANTEE: MEYER KEITH B & EIL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1998] W20 PTO=[YR=1998] N10 W21 S14 E21 N4 \$ S4 W21 N2 W5 N2 W7 S2 W6 S38 E7 S6 E9 FOP=[YR=1998] S1 E10 N6 W1 N4 W9 S9 \$ N9 E9 S4 E3 D1 R1 E5 U1 R1 E1 FGR=[YR=1998] S9 E23 N25 W19 S2 W4 S3 E2 S9 W2 S2 \$ N2 E2 N9 W2 N3 E4 N2 E19 N2 PTO=[YR=1998] E9 N11 W8 S8 W1 S3 \$ N23 \$ PTR= E40 FUS=[YR=1998] E17 S13 E19 N8 E6 S8 E12 S21 W3 S4W8 N4 W3 N6 W4 S2 W21 N12 W4 S2 W4 S2 W7 N22 \$ W40 \$.					

LAND DESCRIPTION									
TOTAL OB/XF									
10,938									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00