LOT 45
IN OR 1299/1798
OCEAN VILLAGE #2 PB 6/19-20

ROGERS DAVID C & LINDA W
1827 VILLAGE COURT
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-156V-0045-0000**

## BUILDING CHARACTERISTICS

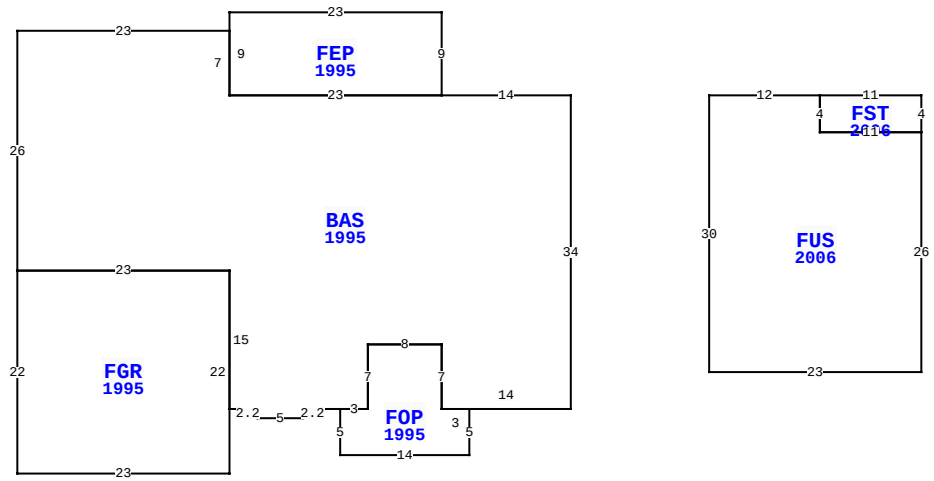
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 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 | 1,807 | 100 | 1995 | 1,807 | 349,831 |
| FEP | 207 | 80 | 1995 | 166 | 32,137 |
| FGR | 506 | 55 | 1995 | 278 | 53,821 |
| FOP | 126 | 30 | 1995 | 38 | 7,356 |
| FST | 44 | 55 | 2006 | 24 | 4,646 |
| FUS | 646 | 100 | 2006 | 646 | 125,064 |
| TOTALS | 3,336 | | | 2,959 | 572,855 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,959 | 143.3124 | 226.43 | 670,006 | 1995 | 1995 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SFR CUST – 100% - 2006 Heated Area: 2453 HX Base Yr 2006




1827 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 | | 572,855 |
| TOTAL MARKET OB/XF VALUE | | 7,105 |
| TOTAL LAND VALUE - MARKET | | 500,000 |
| TOTAL MARKET VALUE | | 1,079,960 |
| SOH/AGL Deduction | | 606,142 |
| ASSESSED VALUE | | 473,818 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 423,096 |
| TOTAL JUST VALUE | | 1,079,960 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 970,175 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R08702 | REPAIR/RRF | 1,200 | 12/01/2005 |
| B0516802 | ADDITION | 80,000 | 09/01/2005 |
| B9502051 | NEW CONSTR | 88,474 | 07/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1299/1798 | 3/07/2005 | WD | Q | I | | 500,000 |
| GRANTOR: SHAW CHARLES LEE & MA | | | | | | |
| GRANTEE: ROGERS DAVID C & LI | | | | | | |
| 0745/0417 | 11/30/1995 | WD | Q | I | | 193,900 |
| GRANTOR: NASSAU BCH DEV VENT | | | | | | |
| GRANTEE: SHAW CHARLES & MART | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W14 FEP=[YR=1995] N9 W23 S9 E23 $ W23 N7 W23 S26 FGR=[YR=1995] S22 E23 N22 W23 $ E23 S15 E1 D1 R2 E5 U1 R2 E2 FOP=[YR=1995] S5 E14 N5 W3 N7 W8 S7 W3 $ E3 N7 E8 S7 E14 N34 $ PTR=E15 FUS=[YR=2006] E12 FST=[YR=2006] E11 S4 W11 N4$ S4 E11 S26 W23 N30$ W15$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 607.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 84 | 3,569 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 114.00 | SF | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 88 | 702 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 460.00 | SF | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 88 | 2,834 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,105

| 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 | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS