LOT 51
IN OR 1868/1934
OCEAN VILLAGE #2 PB 6/19-20

VALLIERES JOCELYN K LIVING TRUST/VALLIERES JOCELYN
1820 OCEAN VILLAGE AVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-156V-0051-0000

BUILDING CHARACTERISTICS

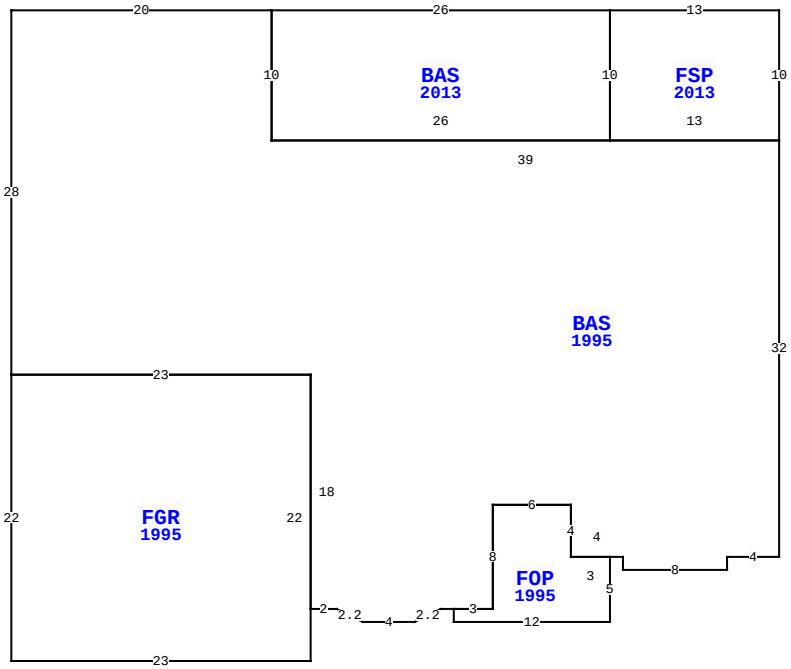
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,812	100	1995	1,812	362,248
BAS	260	100	2013	260	51,978
FGR	506	55	1995	278	55,577
FOP	72	30	1995	22	4,398
FSP	130	40	2013	52	10,396
TOTALS	2,780			2,424	484,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,424	147.9878	233.82	566,780	1995	1995	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2022 Heated Area: 2072 HX Base Yr 2022



1820 OCEAN VILLAGE AVE, 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		484,597
TOTAL MARKET OB/XF VALUE		10,264
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		994,861
SOH/AGL Deduction		537,217
ASSESSED VALUE		457,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		406,922
TOTAL JUST VALUE		994,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		886,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313480	ROOF	4,800	05/01/2013
M1217801	H/AC	0	01/10/2013
P1216260	REMODEL	0	12/01/2012
B1225569	NEW CONSTR	0	11/01/2012
B1226573	ADDITION	200,000	11/01/2012
B9502050	NEW CONSTR	99,128	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1934	7/18/2013	WD	U	I	30	100
GRANTOR: VALLIERES JOCELYN K						
GRANTEE: VALLIERES JOCELYN K						
1868/1932	7/18/2013	WD	U	I	30	100
GRANTOR: VALLIERES ROGER & JOC						
GRANTEE: VALLIERES JOCELYN K						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0855	CONC PAVER	0	100	0	0	912.00	SF	7.00	7.00	100	2013	2013	3	93	5,937	
3	0855	CONC PAVER	0	100	23	4	256.00	SF	7.00	7.00	100	2013	2013	3	93	1,667	

BUILDING DIMENSIONS

FSP=[YR=2013] W13 BAS=[YR=2013] W26 BAS=[YR=1995] W20 S28 FGR=[YR=1995] S22 E23 N22 W23 $ E23 S18 E2 D1 R2 E4 U1 R2 E1 FOP=[YR=1995] S1 E12 N5 W3 N4 W6 S8 W3$ E3 N8 E6 S4 E4 S1 E8 N1 E4N32 W39 N10$ S10 E26 N10$ S10 E13 N10$.

LAND DESCRIPTION

TOTAL OB/XF 10,264

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	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