LOT 52
IN OR 2161/1882
OCEAN VILLAGE #2 PB 6/19-20

PETRILLO PASQUALE & NANCY
1828 OCEAN VILLAGE AVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-156V-0052-0000

BUILDING CHARACTERISTICS

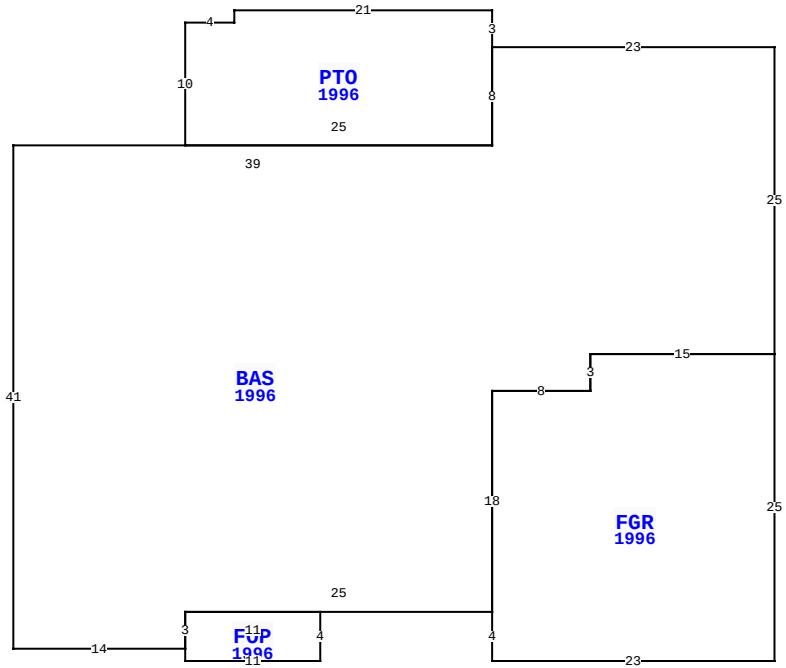
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,123	100	1996	2,123	405,396
FGR	551	55	1996	303	57,859
FOP	44	30	1996	13	2,483
PTO	271	5	1996	14	2,674
TOTALS	2,989			2,453	468,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,453	140.5325	222.04	544,664	1996	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2022 Heated Area: 2123 HX Base Yr 2022



1828 OCEAN VILLAGE AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		468,411
TOTAL MARKET OB/XF VALUE		5,133
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		973,544
SOH/AGL Deduction		299,848
ASSESSED VALUE		673,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		622,974
TOTAL JUST VALUE		973,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		852,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217702	H/AC	0	10/01/2012
B9502329	NEW CONSTR	98,470	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1882	11/30/2017	WD	Q	I	01	470,000
GRANTOR: GAMBER FAMILY REVOCAB						
GRANTEE: PETRILLO PASQUALE &						
1373/0350	12/12/2005	QC	Q	I	01	100
GRANTOR: GAMBER EDWARD F & RUT						
GRANTEE: GAMBER EDWARD F & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W23 PTO=[YR=1996] N3 W21 S1 W4 S10 E25 N8$ S8 W39 S41 E14 FOP=[YR=1996] S1 E11 N4 W11 S3$ N3 E25 FGR=[YR=1996] S4 E23 N25 W15 S3 W8 S18$ N18 E8 N3 E15 N25$.

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	788.00	SF	7.00	7.00	100	2005	2005	3	84	4,633	
2	0855	CONC PAVER	0	100	0	0	85.00	SF	7.00	7.00	100	2005	2005	3	84	500	

LAND DESCRIPTION

TOTAL OB/XF 5,133

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS