

LOT 53  
IN OR 1675/145  
OCEAN VILLAGE #2 PB 6/19-20

ADAM ARTHUR J & LINDA R/  
1826 OCEAN VILLAGE AVE  
FERNANDIN ABEACH, FL 32034-4249

2025

00-SB-30-156V-0053-0000



| 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 50      |
| Interior Floo            | 15 | HARDTILE 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

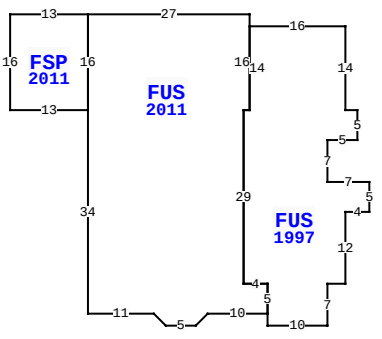
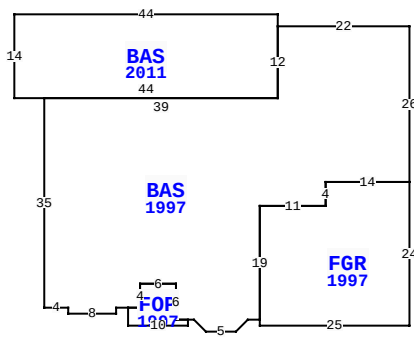
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 3045.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,944            | 100         | 1997 | 1,944        | 374,820              |
| BAS       | 616              | 100         | 2011 | 616          | 118,770              |
| FGR       | 556              | 55          | 1997 | 306          | 58,999               |
| FOP       | 50               | 30          | 1997 | 15           | 2,893                |
| FSP       | 208              | 40          | 2011 | 83           | 16,003               |
| FUS       | 796              | 100         | 1997 | 796          | 153,475              |
| FUS       | 1,350            | 100         | 2011 | 1,350        | 260,291              |
| TOTALS    | 5,520            |             |      | 5,110        | 985,251              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |           |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00  |
| 2              | 0410       | ELEVATOR    | 0   | 100 | 0 | 0 | 1.00     | UT | 10,000.00 |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,649.00 | SF | 7.00      |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 154.00   | SF | 6.50      |

| 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        |

| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0500                     | 11  | 5,110     | 141.0750    | 222.90         | 1,139,019      | 1997 | 1997 | 0    | 0    | 0 13.50 | 86.50  |
| 1 SFR CUST - 100% - 2012 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 4706        |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr 2012          |     |           |             |                |                |      |      |      |      |         |        |



| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 8              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 985,251   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 24,705    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 600,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,609,956 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 898,796   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 711,160   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 660,438   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,609,956 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  | 0         |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,508,839 |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| G01603     | GAS         | 1,000   | 02/01/2011 |
| E23175     | NEW CONSTR  | 0       | 01/01/2011 |
| M15818     | H/AC        | 0       | 12/01/2010 |
| B24019     | ADDITION    | 189,803 | 10/01/2010 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1675/0145                      | 4/30/2010  | WD           | U      | I      | 30        | 700,000       |  |
| GRANTOR: ORTON PAUL RAY & FRAN |            |              |        |        |           |               |  |
| GRANTEE: ADAM ARTHUR J & LIN   |            |              |        |        |           |               |  |
| 0809/0924                      | 10/13/1997 | WD           | Q      | I      |           | 307,200       |  |
| GRANTOR: PARC GROUP COMMUNITIE |            |              |        |        |           |               |  |
| GRANTEE: ORTON PAUL RAY & FR   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W22 BAS=[YR=2011] N2 W44 S14 E44 N12\$ S12 W39 S35 E4 S1 E8 N1 E2 FOP=[YR=1997] S3 E10 N1 W2 N6 W6 S4 W2\$ E2 N4 E6 S6 E3 D2 R2 E5 U2 R2 E2 FGR=[YR=1997] S1 E25 N24 W14 S4W11 S19\$ N19 E11 N4 E14 N26\$ PTR= E65 FUS=[YR=1997] E16 S14 E2 S5 W5 S7 E7 S5 W4 S12 W3 S7 W10 N2 FUS=[YR=2011] W10 D2 L2 W5 U2 L2 W11 N34 FSP=[YR=2011] W13 N16 E13 S16\$ N16 E27 S16 W1 S29 E4 S5\$ N5 W4 N29 E1 N14 \$ W65\$. |  |  |  |  |  |  |  |  |  |

| 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        |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| 24,705      |          |     |                      |     |      |          |       |       |             |
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