

VELAZQUEZ EDWARD G & ANNE L/E
1731 OCEAN VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

00-SB-30-157V-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

16WD FR STUC 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 70

14CARPET 30

03CENTRAL 100

04AIR DUCTED 100

3100
3100

02WOOD FRAME 100

1.1.100
0100

04Quality Level 04

0100SINGLE FAMILY

MKT AREA03

NEIGHBORHOOD/LOC3045.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,13510019982,135439,213

BAS321100200032166,036

FGR50655199827857,190

FOP72301998224,526

PTO35520002412

TOTALS3,0692,758567,377

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983802,800

20855CONC PAVER010024496.00SF7.007.0010020112011391612

30855CONC PAVER010000675.00SF7.007.00100201120113914,300

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPEDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC100PUD0.000.001.00LT1.001.001.00500,000.00500,000.00500,000

REVIEW DATE01/14/2021BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0500112,758149.6563236.46652,157199819980013.0087.00

1 SFR CUST - 100% - 1999Heated Area: 2456HX Base Yr 1999

BLD DATEX F DATEINC DATELGL DATELAND DATEAG DATE

04/14/2025MLU

TOTAL OB/XF7,712

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE567,377

TOTAL MARKET OB/XF VALUE7,712

TOTAL LAND VALUE - MARKET500,000

TOTAL MARKET VALUE1,075,089

SOH/AGL Deduction706,846

ASSESSED VALUE368,243

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE317,521

TOTAL JUST VALUE1,075,089

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE965,004

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1709/167610/29/2010WDUII14100

GRANTOR: VELAZQUEZ EDWARD G &

GRANTEE: VELAZQUEZ EDWARD G

0824/04122/25/1998WDQII235,500

GRANTOR: NASSAU BEACH DEVELOPM

GRANTEE: VELAZQUEZ EDWARD G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 BAS=[YR=2000] N5 W7 PT0=[YR=2000] N5 W7 S5 E7 \$ W32 S14 E14 N9 E25 \$ W25 S9 W14 S34 E4 S1 E8 N1 E1 FOP=[YR=1998] S5 E12 N1 W3 N8 W6 S4 W3\$ E3 N4 E6 S8 E4 D1 R2 E4 U1 R2 E2 FGR=[YR=1998] S4 E23 N22 W23 S18 \$ N18 E23 N29 \$.