



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
BAS	2,255	100
FGR	551	55
FOP	28	30
FOP	168	30
TOTALS	3,002	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,616	150.9235	238.46	623,811	1997	1997	0	0	0 13.50	86.50
1 SFR CUST - 100% - 2022											

TOTALS		3,002		2,616		339,397		1719 OCEAN VILLAGE DR, FERNANDINA BEACH				XF DATE		LAND DATE		04/14/2025		MLU		
												INC DATE		AG DATE						
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	0812	CONCRETE C		0	100	0	0	1,990.00		SF	4.00	4.00		100	1997	1997	3	72	5,731	
2	0810	CONCRETE A		0	100	22	4	88.00		SF	6.50	6.50		100	1997	1997	3	72	412	
3	0861	POOL GUNIT		0	0	0	0	433.00		SF	85.00	85.00		100	2024	2023		98	36,069	
4	0871	POOL HTR R		0	0	0	0	1.00		UT	2,000.00	2,000.00		100	2024	2023		97	1,940	
5	0857	SANDSTONE/		0	0	0	0	530.00		SF	16.00	16.00		100	2024	2023		100	8,480	