



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		4.5 100
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	2,069	100	1996	2,069	387,095
FGR	549	55	1996	302	56,502
FOP	88	30	1996	26	4,864
FSP	280	40	1997	112	20,955
FUS	1,123	100	1996	1,123	210,106
PTO	308	5	1996	15	2,806

TOTALS	4,417			3,647	682,328
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		1,242.00	SF 7.00
2	0855	CONC PAVER	0	100	0	0		92.00	SF 7.00
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
4	0855	CONC PAVER	0	100	0	0		83.00	SF 7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,647	137.6892	217.55	793,405	1996	1996	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2014 Heated Area: 3192 HX Base Yr 2014											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
1802 OCEAN VILLAGE PL, FERNANDINA BEACH, FL 32034 04/14/2025 MLU											

TOTAL OB/XF											
10,665											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		682,328	
TOTAL MARKET OB/XF VALUE		10,665	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,192,993	
SOH/AGL Deduction		560,982	
ASSESSED VALUE		632,011	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		581,289	
TOTAL JUST VALUE		1,192,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,081,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704457	ADDITION	8,000	11/01/1997
B9602523	NEW CONSTR	116,470	01/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2557/1750	4/20/2022	LE	U	I	11
GRANTOR: WORLEY PAUL L JR & JE					
GRANTEE: WORLEY STEVEN L & E					
1885/0384	10/16/2013	WD	Q	I	02
GRANTOR: LORD DOLORES A					
GRANTEE: WORLEY PAUL L JR &					

BUILDING NOTES									
FSP=[YR=1997] W20 PTO=[YR=1996] W22 S12 BAS=[YR=1996] W1 N1 W3 U1 L1 W5 D1 L2 W4 S1 W2 S38 E7S6 E7 FOP=[YR=1996] S1 E12 N5 W1N4 W9 S8 W2\$ E2 N8 E9 S4 E2 D1 R2 E5 U1 R2 E1 FGR=[YR=1996] S9 E23 N25 W19 S2 W4 S3 E2S9 W2 S2\$ N2 E2 N9 W2 N3 E4 N2 E19 N26 W20 S4 W22 N2\$ S2 E22 N14\$ S14 E20 N14\$ PTR=E15 FUS=[YR=1996] E17 S13 E19N8 E6 S8 E12 S21 W3 S4 W8 N4 W3 N6 W4 S2 W21 N12 W4 S2 W4 S2 W7 N22\$ W15\$.									