LOT 9
IN OR 2201/1827
OCEAN VILLAGE #3 PB 6/27-28

CHEENEY FAMILY TRUST/CHEENEY ELEANOR B TRUSTEE
1838 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034

2025

00-SB-30-157V-0009-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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

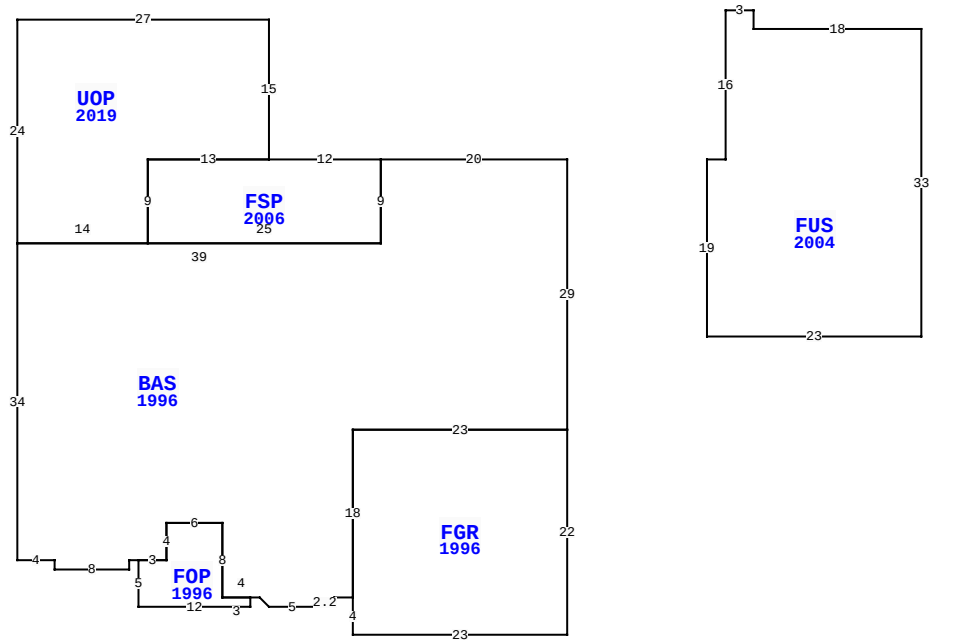
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1996	1,911	416,775
FGR	506	55	1996	278	60,630
FOP	72	30	1996	22	4,798
FSP	225	40	2006	90	19,628
FUS	737	100	2004	737	160,735
UOP	531	20	2019	106	23,118
TOTALS	3,982			3,144	685,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,144	143.7850	227.18	714,254	1996	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2024 Heated Area: 2648 HX Base Yr 2024



1838 OCEAN VILLAGE PL, 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		685,684
TOTAL MARKET OB/XF VALUE		7,638
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,193,322
SOH/AGL Deduction		117,478
ASSESSED VALUE		1,075,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,025,122
TOTAL JUST VALUE		1,193,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,062,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901252	REMODEL	60,000	02/08/2019
B0412849	ADDITION	0	05/01/2004
R046186	REPAIR/RRF	1,800	05/01/2004
B9603106	NEW CONSTR	102,946	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1800	2/10/2023	WD	Q	I	02	1,325,000
GRANTOR: BISCANTI JOHN G & SUS						
GRANTEE: CHEENEY FAMILY TRUS						
2201/1827	6/05/2018	WD	Q	I	02	665,000
GRANTOR: WELSH JAMES PAUL L/E						
GRANTEE: BISCANTI JOHN G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 FSP=[YR=2006] W12 UOP=[YR=2019] N15 W27 S24 E14 N9 E13 $ W13 S9 E25 N9$ S9 W39 S34 E4 S1 E8 N1 E1
FOP=[YR=1996] S5 E12 N1 W3 N8 W6 S4 W3$ E3 N4 E6 S8 E4 D1 R1 E5 U1 R2 E2 FGR=[YR=1996] S4 E23 N22 W23 S18$ N18 E23 N29$ PTR= E15FUS 2004= E2 N16 E3 S2 E18 S33W23 N19 $ W15 $.

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	1,078.00	SF	7.00	7.00	100	2012	2012	3	92	6,942	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2012	2012	3	92	696	

LAND DESCRIPTION

TOTAL OB/XF 7,638

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 07/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS