

LOT 11
IN OR 2159/738
OCEAN VILLAGE #3 PB 6/27-28

STAINKEN SCOTT T & MARY M
1852 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-157V-0011-0000



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,153	100	1996	2,153	424,197
FGR	551	55	1996	303	59,699
FOP	44	30	1996	13	2,561
FSP	184	40	2010	74	14,580
FUS	460	100	2013	460	90,632
TOTALS	3,392			3,003	591,669

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	1,228.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	190.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	34.00	SF	7.00	7.00
4	0855	CONC PAVER	0 100	0	0	744.00	SF	7.00	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
0500	11	3,003	144.9994	229.10	687,987	1996	1996	0	0
1 SFR CUST - 100% - 2018									
Heated Area: 2613									
HX Base Yr 2018									
1852 OCEAN VILLAGE PL, FERNANDINA BEACH									
BLD DATE 04/14/2025 MLU									

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	0855	CONC PAVER	0 100	0	0	1,228.00	SF	7.00	7.00	100	2005	2005	3	84	7,221	
2	0855	CONC PAVER	0 100	0	0	190.00	SF	7.00	7.00	100	2005	2005	3	84	1,117	
3	0855	CONC PAVER	0 100	0	0	34.00	SF	7.00	7.00	100	2005	2005	3	84	200	
4	0855	CONC PAVER	0 100	0	0	744.00	SF	7.00	7.00	100	2013	2013	3	93	4,843	

TOTAL OB/XF									
13,381									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					591,669				
TOTAL MARKET OB/XF VALUE					13,381				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					1,105,050				
SOH/AGL Deduction					428,099				
ASSESSED VALUE					676,951				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					626,229				
TOTAL JUST VALUE					1,105,050				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,092,916				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327280	REMODEL	47,115	06/01/2013
E1326254	NEW CONSTR	44	06/01/2013
B9603176	NEW CONSTR	116,470	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2159/0738	11/20/2017	WD	Q	I	01	660,000	
GRANTOR: BELL ERIN BRYAN							
GRANTEE: STAINKEN SCOTT T &							
2044/0128	4/21/2015	FJ	U	I	11	0	
GRANTOR: BRYAN CARSON WAYNE ES							
GRANTEE: BELL ERIN BRYAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W14 FSP=[YR=2010] W23 S8 E23 N8 \$ S8 W23 N8 W23 S25 FGR=[YR=1996] S25 E23 N22 W8 N3 W15 \$ E15 S3 E8 S18 E14 FOP=[YR=1996] S4 E11 N4 W11 \$ E11 S3 E12 N49 \$ PTR=E15 FUS=[YR=2013] E23 S20 W23 N20\$ W15\$.									