LOT 12
OCEAN VILLAGE #3 PB 6/27-28

ELLER FAMILY TRUST/ELLER CATHY TUTAN TRUSTEE
1858 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-157V-0012-0000

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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

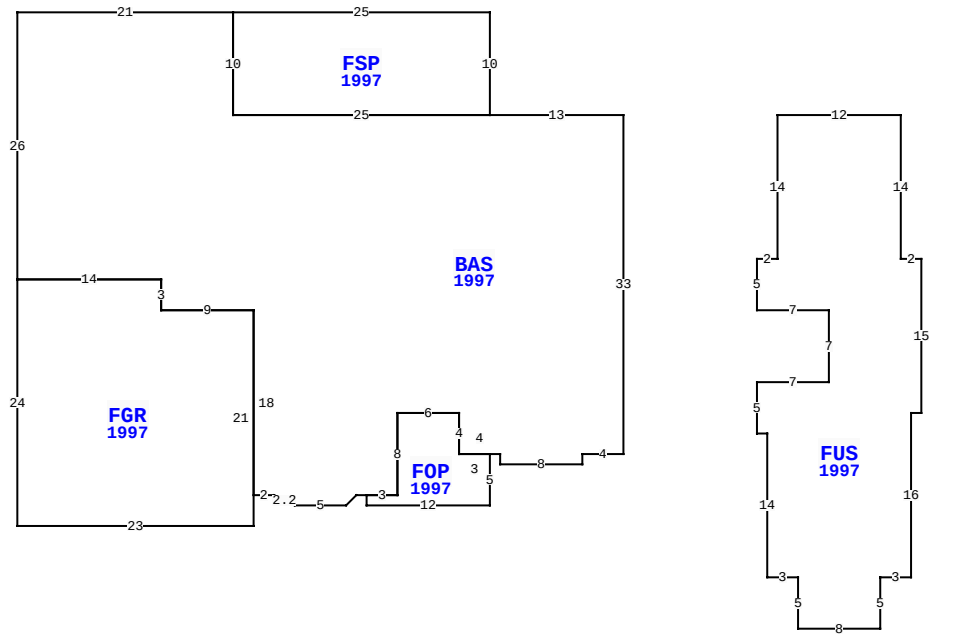
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1997	1,840	366,004
FGR	525	55	1997	289	57,486
FOP	72	30	1997	22	4,376
FSP	250	40	1997	100	19,892
FUS	625	100	1997	625	124,322
TOTALS	3,312			2,876	572,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,876	145.5458	229.96	661,365	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2019 Heated Area: 2465 HX Base Yr 2019



1858 OCEAN VILLAGE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		572,081
TOTAL MARKET OB/XF VALUE		3,637
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,075,718
SOH/AGL Deduction		467,622
ASSESSED VALUE		608,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		557,374
TOTAL JUST VALUE		1,075,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		965,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603005	NEW CONSTR	126,443	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1773	3/29/2019	WD	U	I	11	100
GRANTOR: ELLER CATHY TUTAN & L						
GRANTEE: ELLER FAMILY JOINT						
2245/1660	12/21/2018	WD	Q	I	01	630,000
GRANTOR: MCQUEEN DANIEL H & CA						
GRANTEE: ELLER CATHY TUTAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 FSP=[YR=1997] N10 W25 S10 E25$ W25 N10 W21 S26 FGR=[YR=1997] S24 E23 N21 W9 N3 W14$ E14 S3 E9 S18 E2 D1 R2 E5 U1 R1 E1 FOP=[YR=1997] S1 E12 N5 W3 N4 W6 S8W3$ E3 N8 E6 S4 E4 S1 E8 N1 E4 N33$ PTR=E15 FUS=[YR=1997] E12 S14 E2 S15W1 S16 W3 S5 W8 N5 W3 N14 W1 N5 E7 N7 W7 N5 E2 N14$ 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	0812	CONCRETE C	0	100	0	0	1,107.00	SF	4.00	4.00	100	1997	1997	3	72	3,188	
2	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	1997	1997	3	72	449	

LAND DESCRIPTION

TOTAL OB/XF 3,637

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS