LOT 13
OCEAN VILLAGE #3 PB 6/27-28

PFEFFER JANET CATHERINE MARTIN REVOCABLE TRUST/PFE
1864 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-157V-0013-0000

BUILDING CHARACTERISTICS

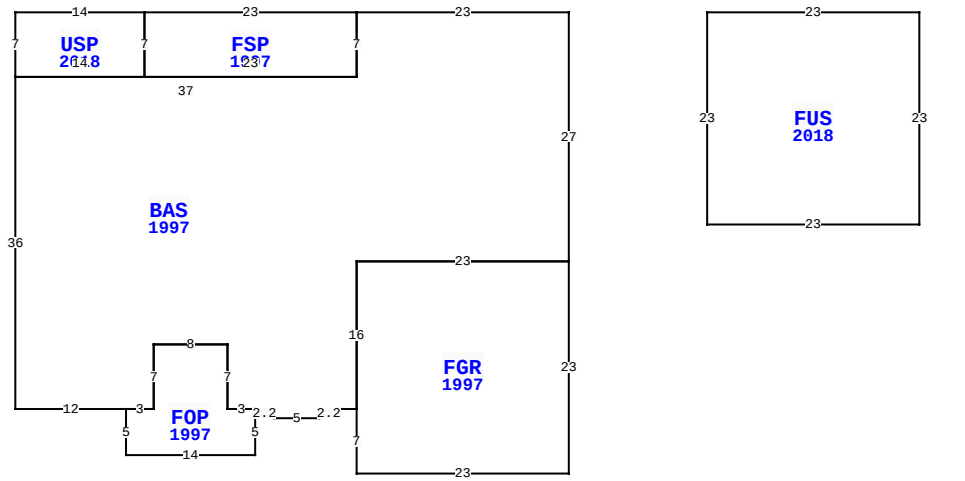
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,904	100	1997	1,904	371,637
FGR	529	55	1997	291	56,799
FOP	126	30	1997	38	7,417
FSP	161	40	1997	64	12,492
FUS	529	100	2018	529	103,254
USP	98	30	2018	29	5,661
TOTALS	3,347			2,855	557,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,855	142.8161	225.65	644,231	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2017 Heated Area: 2433 HX Base Yr 2017



1864 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		557,260
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,064,960
SOH/AGL Deduction		479,782
ASSESSED VALUE		585,178
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		529,456
TOTAL JUST VALUE		1,064,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		919,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804718	ADDITION	200,000	05/09/2018
B9603475	NEW CONSTR	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/470	5/23/2024	WD	U	I	11	100
GRANTOR: PFEFFER JANET C						
GRANTEE: PFEFFER JANET CATHE						
2036/1418	3/30/2016	WD	Q	I	01	525,000
GRANTOR: SONNATI ROBERT T & JO						
GRANTEE: PFEFFER RONALD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W23 FSP=[YR=1997] W23 USP=[YR=2018] W14 S7 E14 N7$ S7 E23 N7$ S7 W37 S36 E12 FOP=[YR=1997] S5 E14 N5 W3 N7 W8 S7 W3$ E3 N7 E8 S7 E3 D1 R2 E5 U1 R2 E2 FGR=[YR=1997] S7 E23N23 W23 S16$ N16 E23 N27$ PTR=E15 FUS=[YR=2018] E23 S23 W23 N23$ W15$. .

EXTRA FEATURES

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	480.00	SF	7.00	7.00	100	2018	2018	3	97	3,259	
2	0855	CONC PAVER	0	100	0	0	186.00	SF	7.00	7.00	100	2018	2018	3	97	1,263	
3	0855	CONC PAVER	0	100	0	0	444.00	SF	7.00	7.00	100	2018	2018	3	97	3,015	
4	0855	CONC PAVER	0	100	4	6	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	

LAND DESCRIPTION

TOTAL OB/XF 7,700

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS