LOT 17
IN OR 2092/395
OCEAN VILLAGE #3 PB 6/27-28

MOSER WILLIAM SCOTT & SARA Y
1841 OCEAN VILLAGE PLACE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-157V-0017-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

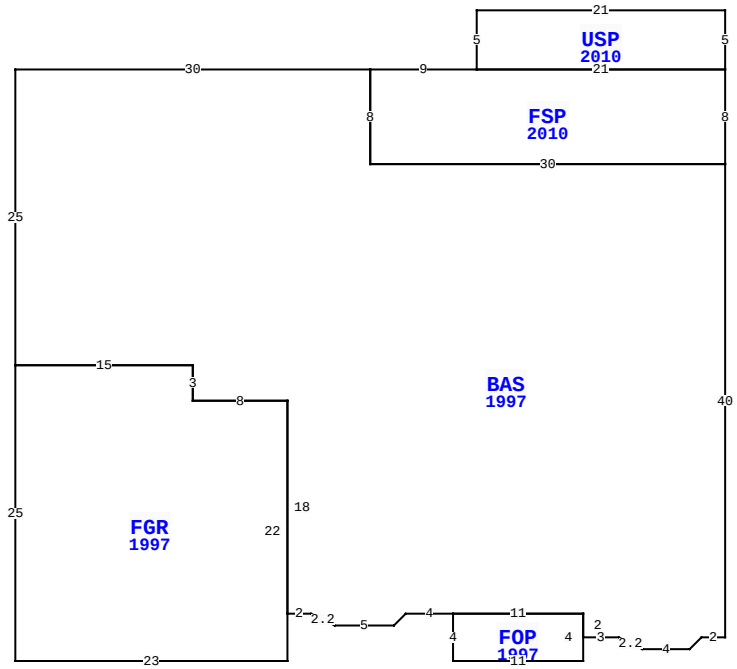
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	1997	2,097	407,476
FGR	551	55	1997	303	58,877
FOP	44	30	1997	13	2,526
FSP	240	40	2010	96	18,654
USP	105	30	2010	32	6,218
TOTALS	3,037			2,541	493,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,541	142.1798	224.64	570,810	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2017 Heated Area: 2097 HX Base Yr 2017



1841 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		493,751
TOTAL MARKET OB/XF VALUE		5,427
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		999,178
SOH/AGL Deduction		475,255
ASSESSED VALUE		523,923
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		468,201
TOTAL JUST VALUE		999,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		890,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603209	NEW CONSTR	98,470	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0395	12/29/2016	WD	Q	I	01	450,000
GRANTOR: WEBSTER GUY F & CYNTH						
GRANTEE: MOSER WILLIAM SCOTT						
1279/0426	12/08/2004	WD	Q	I		560,000
GRANTOR: RAFLOSKI ROBERT & ELI						
GRANTEE: WEBSTER GUY F & CYN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W21 S5 FSP=[YR=2010] W9 BAS=[YR=1997] W30 S25 FGR=[YR=1997] S25 E23 N22 W8 N3 W15$E15 S3 E8 S18 E2 D1 R2 E5 U1 R1 E4 FOP=[YR=1997] S4 E11 N4 W11$ E11 S2 E3 D1 R2 E4 U1 R1 E2 N40 W30 N8$ S8 E30 N8W21$E21 N5$.

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	0811	CONCRETE B	0	100	0	0	963.00	SF	5.20	5.20	100	1997	1997	3	72	3,605	
2	0858	SCULP CONC	0	100	0	0	154.00	SF	13.00	13.00	100	1997	1997	3	91	1,822	

LAND DESCRIPTION

TOTAL OB/XF 5,427

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