LOT 20
IN OR 1930/1639
OCEAN VILLAGE #3 PB 6/27-28

HART TERESA JAN
4465 HIGHGROVE POINTE
SANDY SPRINGS, GA 30319

2025

00-SB-30-157V-0020-0000

BUILDING CHARACTERISTICS

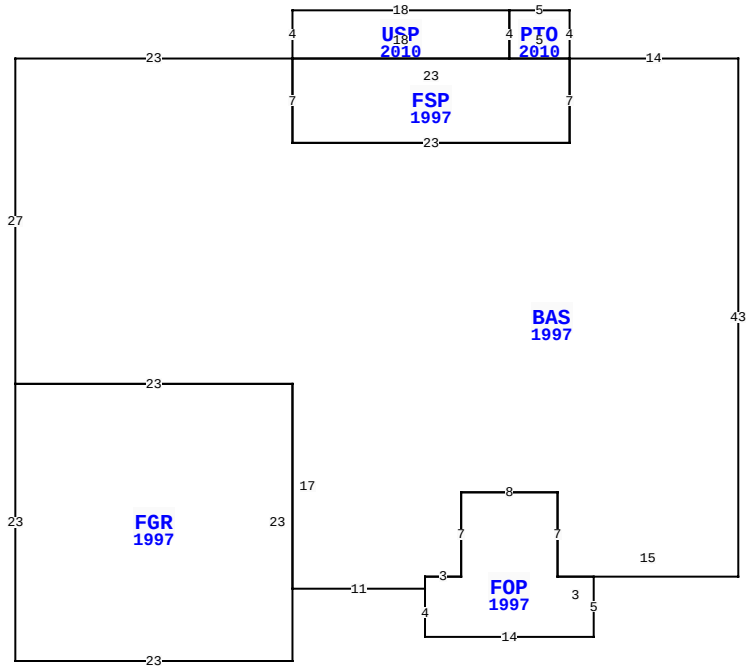
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,006	100	1997	2,006	359,843
FGR	529	55	1997	291	52,201
FOP	126	30	1997	38	6,816
FSP	161	40	1997	64	11,480
PTO	20	5	2010	1	179
USP	72	30	2010	22	3,946
TOTALS	2,914			2,422	434,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,422	131.2514	207.38	502,274	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 0% - 0 Heated Area: 2006 HX Base Yr



1817 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	434,467
TOTAL MARKET OB/XF VALUE	3,935
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	938,402
SOH/AGL Deduction	302,692
ASSESSED VALUE	635,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	635,710
TOTAL JUST VALUE	938,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	830,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/1639	7/26/2014	WD	Q	I	01	425,000
GRANTOR: JOYCE VIRGINIA A L/E						
GRANTEE: HART TERESA JAN						
1594/1606	11/26/2008	QC	U	I	18	100
GRANTOR: JOYCE VIRGINIA A						
GRANTEE: JOYCE VIRGINIA A L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 PTO=[YR=2010] N4 W5 USP=[YR=2010] W18 S4 FSP=[YR=1997] S7 E23N7W23$E18 N4$ S4 E5$ S7 W23 N7 W23 S27 FGR=[YR=1997] S23 E23 N23 W23$ E23 S17 E11 FOP=[YR=1997] S4 E14 N5 W3 N7 W8 S7 W3 S1$ N1 E3 N7 E8 S7 E15 N43$.

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	0	0	0	926.00	SF	5.20	5.20	100	1997	1997	3	72	3,467	
2	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	100	1997	1997	3	72	468	

LAND DESCRIPTION

TOTAL OB/XF 3,935

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	0		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