

SCHNEIDER PHILIP & DEBORAH D
1801 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034-5822

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0500 11 2,349 148.1172 234.03 549,736 1997 1997 0 0 0 13.50 86.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2009 Heated Area: 1915 HX Base Yr 2009										Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 475,522									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 10,252									
Interior Floo 11 CLAY TILE 50																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 985,774									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 562,423									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 423,351									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 372,629									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 985,774									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 877,485									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
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 1,915 100 1997 1,915 387,664																													
FGR 529 55 1997 291 58,909																													
FOP 126 30 1997 38 7,692																													
FSP 161 40 1997 64 12,956																													
USP 138 30 2015 41 8,300																													
TOTALS 2,869 2,349 475,522																													
EXTRA FEATURES										1801 OCEAN VILLAGE PL, FERNANDINA BEACH																			
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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1997 1997 3 79 2,765																													
2 0812 CONCRETE C 0 100 0 0 1,382.00 SF 4.00 4.00 100 1997 1997 3 72 3,980																													
3 0810 CONCRETE A 0 100 56 4 224.00 SF 6.50 6.50 100 1997 1997 3 72 1,048																													
4 0810 CONCRETE A 0 100 5 9 45.00 SF 6.50 6.50 100 1997 1997 3 72 211																													
5 0855 CONC PAVER 0 100 0 0 349.00 SF 7.00 7.00 100 2012 2012 3 92 2,248																													
LAND DESCRIPTION										TOTAL OB/XF 10,252																			
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 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									