

LOT 27
OR 731 PG 502
OCEAN VILLAGE #1 PB 5/385-386

EVERETT JOHN M & FRANCIS W
5164 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0027-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	376,461
BAS	106	100	106	19,696
BAS	283	100	283	52,586
FGR	567	55	312	57,974
FOP	86	30	26	4,831
FUS	1,195	100	1,195	222,049

TOTALS	4,263		3,948	733,597
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	1,065.00	SF	7.00	
4	0855	CONC PAVER	0 100	4	3	12.00	SF	7.00	
5	0855	CONC PAVER	0 100	0	0	404.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,948	149.0280	212.36	838,397	1995	1997	0	0	0 12.50	87.50
1 SFR CUST - 100% - 1996											
Heated Area: 3610											
HX Base Yr 1996											

TOTAL OB/XF											
11,598											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			733,597
TOTAL MARKET OB/XF VALUE			11,598
TOTAL LAND VALUE - MARKET			385,000
TOTAL MARKET VALUE			1,130,195
SOH/AGL Deduction			639,938
ASSESSED VALUE			490,257
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			440,257
TOTAL JUST VALUE			1,130,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			907,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313523	REPAIR/RRF	14,000	06/01/2013
B18062	ADDITION	21,960	10/31/2006
M11919	MECH OTHER	0	08/01/2006
R0609474	REPAIR/RRF	3,000	06/01/2006
R045978Q	REPAIR/RRF	800	03/01/2004
B9501591	NEW CONSTR	116,470	01/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0731/0502	6/09/1995	WD Q	I		
GRANTOR: NASSAU BEACH DEV VENT					
GRANTEE: EVERETT JOHN & FRAN					
0696/0371	1/11/1994	WD U	V	19	750,300
GRANTOR: SUMMER BEACH LTD					
GRANTEE: NASSAU BEACH DEV VE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W19 S5 BAS=[YR=1995] W22 BAS=[YR=2004] W4 L2 U2 W7 D2 L2 W2 S6 E4 N2 E7 S2 E6 N6\$ S6 W6 N2 W7 S2 W4 S38 E7 S6 E8 FOP=[YR=1995] S1 E10 N5 W1 N4 W9 S8\$ N8E9 S4 E3 S2 E6 N2 E2 FGR=[YR=1995] S9 E23 N25 W21 S4 W2 S12\$ N12 E2 N4 E21 N14 W6 N8 W3 N2 W6 S2 W4 N8\$ S8 E4 N2 E6 S2 E3 S8 E6 N21\$ PTR= E15 FUS=[YR=1995] E17 S13 E19N8 E6 S8 E12 S25 W3S4 W8 N4 W3 N6 W4 N2 W21 N12 W4 S2 W4 S2 W7 N22 \$ W15 \$.									