LOT 28
OCEAN VILLAGE #1 PB 5/385-386

MOY ALBERT & BARBARA WISEHART L/E/
5188 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0028-0000

BUILDING CHARACTERISTICS

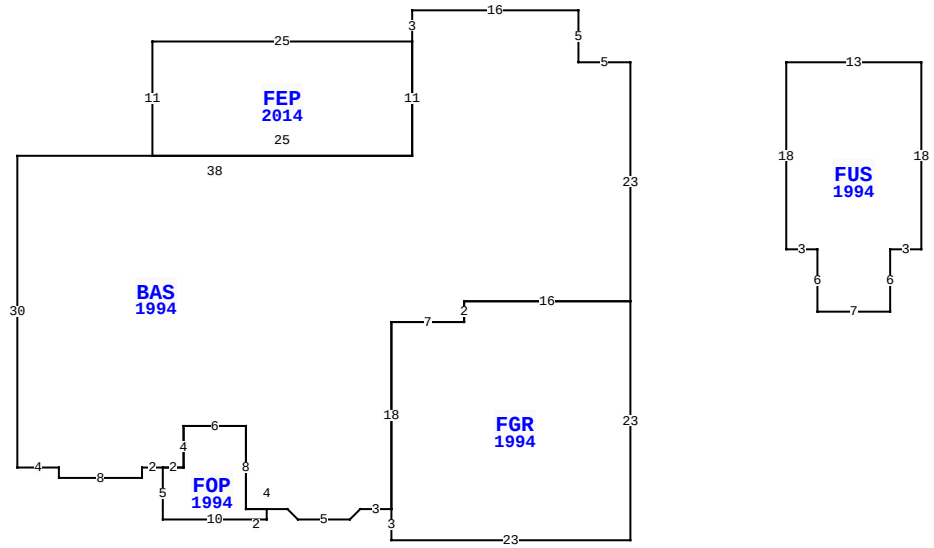
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,731	100	1,731	318,276
FEP	275	80	220	40,451
FGR	515	55	283	52,034
FOP	66	30	20	3,677
FUS	276	100	276	50,748
TOTALS	2,863		2,530	465,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,530	150.0365	213.80	540,914	1994	1994	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2021 Heated Area: 2007 HX Base Yr 2021



5188 VILLAGE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		465,186
TOTAL MARKET OB/XF VALUE		11,726
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		861,912
SOH/AGL Deduction		320,277
ASSESSED VALUE		541,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		491,635
TOTAL JUST VALUE		861,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429499	SUNROOM	20,000	10/01/2014
B21736	REMODEL	15,000	07/01/2008
B941262	NEW CONSTR	100,723	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1983	7/08/2021	LE	U	I	11	100
GRANTOR: MOY ALBERT & BARBARA						
GRANTEE: MOY FAMILY TRUST						
2399/1119	10/12/2020	WD	Q	I	02	850,000
GRANTOR: CHAFFMAN JAMES A III						
GRANTEE: MOY ALBERT & BARBAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 N5 W16 S3 FEP=[YR=2014] W25 S11 E25 N11 $ S11 W38 S30 E4 S1 E8 N1 E2 FOP=[YR=1994] S5 E10 N1 W2 N8 W6 S4 W2$ E2 N4 E6 S8 E4 D1 R1 E5 R1 U1 E3 FGR=[YR=1994] S3 E23 N23W16 S2 W7 S18 $ N18 E7 N2 E16 N23 $ PTR= E15 FUS=[YR=1994] E13 S18W3 S6 W7 N6 W3 N18 $ W15 $.

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	875.00	SF	5.20	5.20	100	1994	1994	3	70	3,185	
2	0855	CONC PAVER	0	100	23	4	92.00	SF	7.00	7.00	100	2010	2010	3	92	592	
3	0855	CONC PAVER	0	100	0	0	933.00	SF	7.00	7.00	100	2010	2010	3	92	6,009	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 11,726

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000							

REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/02/2023 BY SYS