LOT 30
OCEAN VILLAGE #1 PB 5/385-386

HURST BLAINE
5210 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0030-0000

BUILDING CHARACTERISTICS

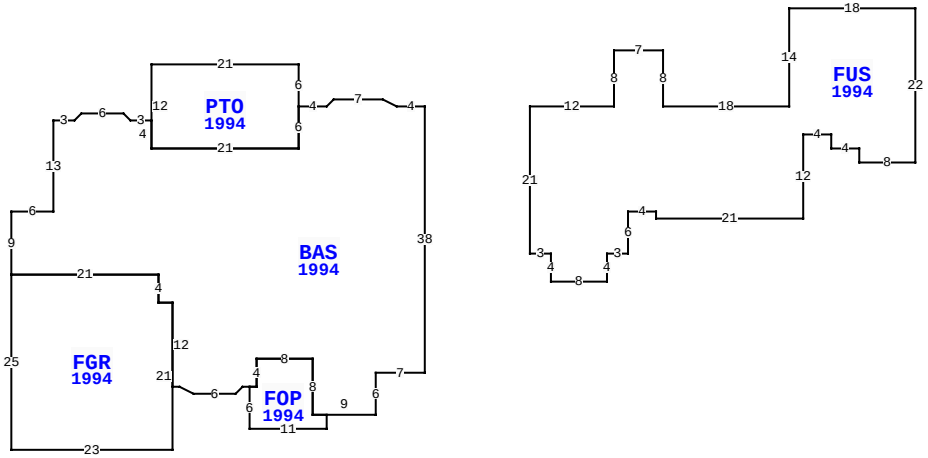
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,769	100	1,769	321,865
FGR	567	55	312	56,767
FOP	90	30	27	4,913
FUS	1,134	100	1,134	206,328
PTO	252	5	13	2,366
TOTALS	3,812		3,255	592,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,255	144.2707	205.59	669,195	1994	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2022 Heated Area: 2903 HX Base Yr 2022



5210 VILLAGE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		592,238
TOTAL MARKET OB/XF VALUE		5,885
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		983,123
SOH/AGL Deduction		179,721
ASSESSED VALUE		803,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		753,402
TOTAL JUST VALUE		983,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9400898	NEW CONSTR	127,820	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/1815	4/28/2021	WD	Q	I	01	945,000
GRANTOR: MUHLENKAMP MATTHEW N						
GRANTEE: HURST BLAINE						
1830/1749	12/20/2012	WD	U	I	30	100
GRANTOR: MUHLENKAMP CAROLINE E						
GRANTEE: MUHLENKAMP MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 U1 L2 W7 D1 L1 W4 PTO=[YR=1994] N6 W21 S12 E21 N6 $ S6 W21 N4 W3 U1 L1 W6 D1 L1 W3 S13 W6 S9 FGR=[YR=1994] S25 E23 N21 W2 N4 W21 $ E21 S4 E2 S12 E1 D1 R2 E6 U1 R1 E1 FOP=[YR=1994] S6 E11 N2 W2 N8 W8 S4 W1 $ E1 N4 E8 S8 E9 N6 E7N38 $ PTR= E15 FUS=[YR=1994] E12 N8 E7 S8 E18 N14 E18 S22 W8 N2 W4N2W4 S12 W21 N1 W4 S6 W3 S4 W8N4 W3 N21 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	1994	1994	3	70	2,808	
3	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	1994	1994	3	70	382	

LAND DESCRIPTION

TOTAL OB/XF 5,885

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/02/2023 BY SYS