

LOT 32
IN OR 1986/1518
OCEAN VILLAGE #1 PB 5/385-386

HERSHENSON C DANIEL/SCOTT CATHERINE W
5226 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0032-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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NEIGHBORHOOD/LOC	3045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	338,820
BAS	231	100	231	40,075
FGR	563	55	310	53,781
FOP	98	30	29	5,031
FUS	1,123	100	1,123	194,825

TOTALS	3,968	3,646	632,533
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	1,132.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	23	4	92.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	100	0	0	576.00	SF	7.00	7.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,646	136.0260	193.84	706,741	1995	2001	0	0	10.50	89.50
1 SFR CUST - 100% - 2017 Heated Area: 3307 HX Base Yr 2017											

5226 VILLAGE WAY, FERNANDINA BEACH	BLD DATE 07/16/2008 DJ	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
13,046											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			632,533
TOTAL MARKET OB/XF VALUE			13,046
TOTAL LAND VALUE - MARKET			385,000
TOTAL MARKET VALUE			1,030,579
SOH/AGL Deduction			400,932
ASSESSED VALUE			629,647
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			579,647
TOTAL JUST VALUE			1,030,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			822,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R045880	REPAIR/RRF	25,000	02/10/2004
B9501595	NEW CONSTR	116,470	01/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1986/1518	6/09/2015	TD	U	I	19
GRANTOR: JONES GORDON P TRUSTE					
GRANTEE: HERSHENTON C DANIEL					
1523/0984	9/05/2007	WD	Q	I	
GRANTOR: DE ROSE NORINA E					
GRANTEE: STRINGER MICHAEL B					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1995] W4 U2 L2 W7 D2 L1 W5 BAS=[YR=2004] W21 S11 E21 N11\$ S11 W21 N7 W2 U2 L1 W6 D2 L2 W2 S16 W7 S9 FGR=[YR=1995] S25 E23 N22 W4 N3 W19 \$ E19 S3 E4 S13 E1 D2 R2 E5 U2 R2 E1 FOP=[YR=1995] S6 E11 N2 W1 N8 W9 S4 W1 \$ E1 N4 E9 S8 E9 N6 E7 N43 \$ PTR= E15 FUS=[YR=1995] E12 N8 E6 S8 E19 N13 E17 S22 W7 N2 W4 N2W4 S12 W21 N2 W4 S6 W3 S4 W8 N4 W3 N21\$ W15 \$.											