

LOT 33
IN OR 1523/1072
OCEAN VILLAGE #1 PB 5/385-386

GUNN GAIL H/DANIEL FRANKLIN GUNN
5225 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0033-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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.	100
Units	0	100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	3045.00	03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	319,424
FGR	567	55	312	54,879
FOP	96	30	29	5,101
FUS	1,134	100	1,134	199,464
UOP	10	20	2	352
TOTALS	3,623		3,293	579,220

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00
2	0810	CONCRETE A	0	100	0	0		438.00	SF 6.50
3	0810	CONCRETE A	0	100	21	4		84.00	SF 6.50
4	0855	CONC PAVER	0	100	0	0		639.00	SF 7.00

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	3,293	140.2632	199.88	658,205	1994	1998		0	0	12.00	88.00
1 SFR CUST - 100% - 2009 Heated Area: 2950 HX Base Yr 2009												
5225 VILLAGE WAY, FERNANDINA BEACH												
BLD DATE 07/16/2008 DJ LGL DATE XF DATE INC DATE												

TOTAL OB/XF 7,985												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	1994	1994
2	0810	CONCRETE A	0	100	0	0		438.00	SF 6.50	100	1994	1994
3	0810	CONCRETE A	0	100	21	4		84.00	SF 6.50	100	1994	1994
4	0855	CONC PAVER	0	100	0	0		639.00	SF 7.00	100	2009	2009

TOTAL OB/XF 7,985												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			579,220
TOTAL MARKET OB/XF VALUE			7,985
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			937,205
SOH/AGL Deduction			465,941
ASSESSED VALUE			471,264
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			421,264
TOTAL JUST VALUE			937,205
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			748,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015006	H/AC	127,420	04/01/2001
B9400925	NEW CONSTR	127,420	05/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1523/1072	9/05/2007	WD	Q	I	
GRANTOR: CASEY PETER J TRUSTEE					SALE PRICE
GRANTEE: GUNN GAIL H					
1266/1476	10/19/2004	WD	Q	I	
GRANTOR: MOON REBECCA P/R FOR					710,000
GRANTEE: CASEY PETER J TRUST					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W6 N15 W2 U2 L2 W6 D2 L2 W2 S6 W21 N6 W3 U2 L2 W7 D2 L2 W4 S38 E7 S6 E9 FOP=[YR=1994] S2 UOP=[YR=1994] S1 E10 N1 W10\$ E10 N6 W1 N4 W9 S8\$ N8 E9 S4 E3 S2E6 N2 E2 FGR=[YR=1994] S9 E23 N25 W21 S4 W2 S12 \$ N12 E2 N4 E21 N9 \$ PTR= E15 FUS=[YR=1994] E18 S14 E18 N8 E7 S8 E12 S21 W3 S4 W8 N4 W3 N6 W4 S1 W21 N12 W4 S2 W4 S2 W8 N22 \$ W15 \$.									