LOT 36
L/E OR 1590/1979 & 1981
OCEAN VILLAGE #1 PB 5/385-386

COOPER JAMES L & CAROL B L/E/
5201 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0036-0000

BUILDING CHARACTERISTICS

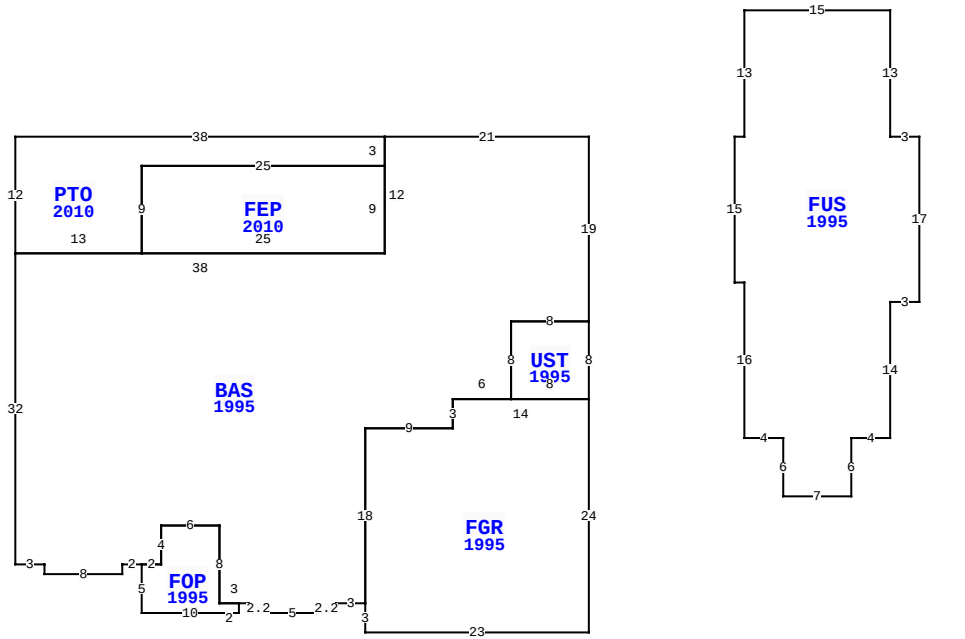
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,763	100	1,763	305,749
FEP	225	80	180	31,217
FGR	525	55	289	50,120
FOP	66	30	20	3,468
FUS	768	100	768	133,190
PTO	231	5	12	2,081
UST	64	45	29	5,029
TOTALS	3,642		3,061	530,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,061	136.7414	194.86	596,466	1995	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2003 Heated Area: 2531 HX Base Yr 2003



5201 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		530,855
TOTAL MARKET OB/XF VALUE		7,365
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		888,220
SOH/AGL Deduction		447,060
ASSESSED VALUE		441,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		391,160
TOTAL JUST VALUE		888,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501742	NEW CONSTR	93,250	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1590/1981	10/28/2008	WD	U	I	18	100
GRANTOR: COOPER JAMES L & CARO						
GRANTEE: COOPER CAROL B & JA						
1590/1979	10/28/2008	WD	U	I	18	100
GRANTOR: COOPER JAMES L & CARO						
GRANTEE: COOPER JAMES L & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W21 PTO=[YR=2010] W38 S12 E13 FEP=[YR=2010] E25 N9 W25 S9$ N9 E25 N3$ S12 W38 S32 E3 S1 E8 N1 E2 FOP=[YR=1995] S5 E10 N1 W2 N8 W6 S4 W2 $ E2 N4 E6 S8 E3 D1 R2 E5 U1 R2 E3 FGR=[YR=1995] S3 E23 N24 UST=[YR=1995] N8 W8 S8 E8 $ W14 S3 W9 S18 $ N18E9 N3 E6 N8 E8 N19 $ PTR= E15 FUS=[YR=1995] E1 N13 E15 S13 E3 S17 W3 S14 W4 S6 W7 N6 W4 N16 W1 N15 $ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0855	CONC PAVER	0	100	0	0	536.00	SF	10.00	10.00	100	2011	2011	3	93	4,985	
3	0855	CONC PAVER	0	100	0	0	86.00	SF	10.00	10.00	100	2011	2011	3	93	800	

LAND DESCRIPTION

TOTAL OB/XF 7,365

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	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS