LOT 38
OCEAN VILLAGE #1 PB 5/385-386

5163 VILLAGE WAY LLC
PO BOX 220
MOULTRIE, GA 31776

2023

00-SB-30-155V-0038-0000

BUILDING CHARACTERISTICS

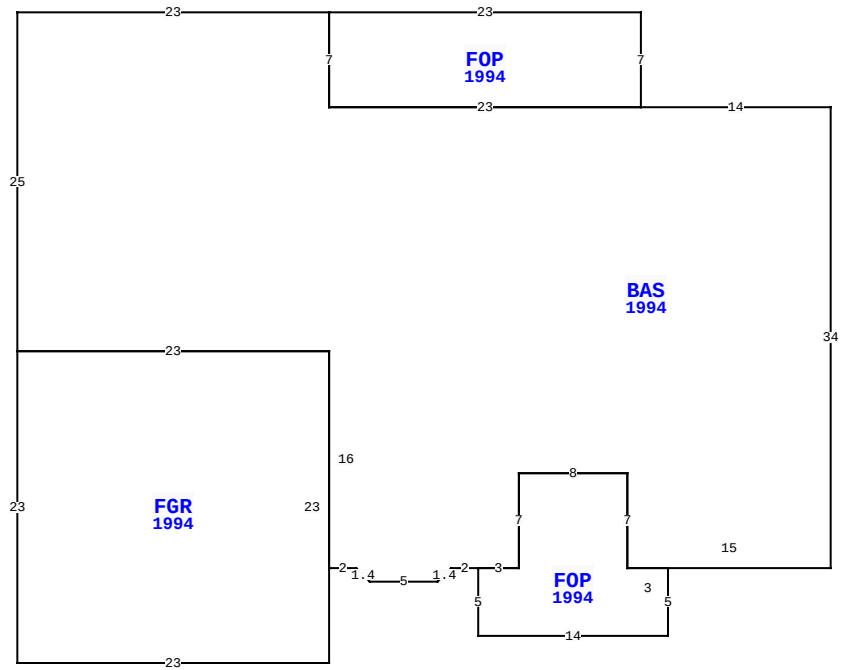
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,783	100	1,783	317,058
FGR	529	55	291	51,747
FOP	126	30	38	6,757
FOP	161	30	48	8,536
TOTALS	2,599		2,160	384,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,160	141.0024	200.93	434,009	1994	1999	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 1783 HX Base Yr



5163 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	384,098
TOTAL MARKET OB/XF VALUE	8,110
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	742,208
SOH/AGL Deduction	211,703
ASSESSED VALUE	530,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	530,505
TOTAL JUST VALUE	742,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9400899	NEW CONSTR	96,847	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2305/1017	7/29/2019	QC	U	I	11	100
GRANTOR: FRIEDLANDER ANN						
GRANTEE: 5163 VILLAGE WAY LL						
0709/1827	7/27/1994	WD	Q	I		171,900
GRANTOR: NASSAU BEACH DEV VENT						
GRANTEE: FRIEDLANDER HERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 FOP=[YR=1994] N7 W23 S7 E23 $ W23 N7 W23 S25 FGR=[YR=1994] S23 E23 N23 W23 $ E23 S16 E2 D1 R1 E5 U1 R1 E2 FOP=[YR=1994] S5 E14 N5 W3 N7 W8 S7 W3 $ E3 N7 E8 S7 E15 N34 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	1994	1994	3	70	55	
4	0855	CONC PAVER	0	0	27	4	108.00	SF	7.00	7.00	100	2005	2005	3	87	658	
5	0855	CONC PAVER	0	0	0	0	620.00	SF	7.00	7.00	100	2005	2005	3	87	3,776	
6	0855	CONC PAVER	0	0	0	0	152.00	SF	7.00	7.00	100	2005	2005	3	87	926	

LAND DESCRIPTION

TOTAL OB/XF 8,110

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	0		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