

LOT 27
OR 731 PG 502
OCEAN VILLAGE #1 PB 5/385-386

EVERETT JOHN M & FRANCIS W
5164 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0027-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,026	100	2,026	394,016
BAS	106	100	106	20,615
BAS	283	100	283	55,038
FGR	567	55	312	60,677
FOP	86	30	26	5,056
FUS	1,195	100	1,195	232,403
TOTALS	4,263		3,948	767,806

EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0855
3	0855
4	0855

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,948	149.0280	223.54	882,536	1995	1997	0	0	0 13.00	87.00
1 SFR CUST - 100% - 1996											
Heated Area: 3610											
HX Base Yr 1996											
5164 VILLAGE WAY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2024 MLU											

L N	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	77	1,540	
2	0855	CONC PAVER	0 100	0	0	1,065.00	SF	7.00	7.00	100	2008	2008	3	89	6,635	
3	0855	CONC PAVER	0 100	4	3	12.00	SF	7.00	7.00	100	2008	2008	3	89	75	
4	0855	CONC PAVER	0 100	0	0	404.00	SF	10.00	10.00	100	2000	2000	3	79	3,192	

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	767,806
TOTAL MARKET OB/XF VALUE	11,442
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,179,248
SOH/AGL Deduction	674,283
ASSESSED VALUE	504,965
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	454,965
TOTAL JUST VALUE	1,179,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,130,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313523	REPAIR/RRF	14,000	06/01/2013
B18062	ADDITION	21,960	10/31/2006
M11919	MECH OTHER	0	08/01/2006
R0609474	REPAIR/RRF	3,000	06/01/2006
R045978Q	REPAIR/RRF	800	03/01/2004
B9501591	NEW CONSTR	116,470	01/01/1995

SALES DATA	
OFF RECORD Number	DATE
0731/0502	6/09/1995
GRANTOR: NASSAU BEACH DEV VENT	
GRANTEE: EVERETT JOHN & FRAN	
0696/0371	1/11/1994
GRANTOR: SUMMER BEACH LTD	
GRANTEE: NASSAU BEACH DEV VE	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2007] W19 S5 BAS=[YR=1995] W22 BAS=[YR=2004] W4 L2	
U2 W7 D2 L2 W2 S6 E4 N2 E7 S2 E6 N6\$ S6 W6 N2 W7 S2 W4 S38	
E7 S6 E8 FOP=[YR=1995] S1 E10 N5 W1 N4 W9 S8\$ N8E9 S4 E3 S2	
E6 N2 E2 FGR=[YR=1995] S9 E23 N25 W21 S4 W2 S12\$ N12 E2 N4	
E21 N14 W6 N8 W3 N2 W6 S2 W4 N8\$ S8 E4 N2 E6 S2 E3 S8 E6 N21\$	
PTR= E15 FUS=[YR=1995] E17 S13 E19N8 E6 S8 E12 S25 W3S4 W8 N4	
W3 N6 W4 N2 W21 N12 W4 S2 W4 S2 W7 N22 \$ W15 \$.	