

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

GUNN GAIL H
5225 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2024

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

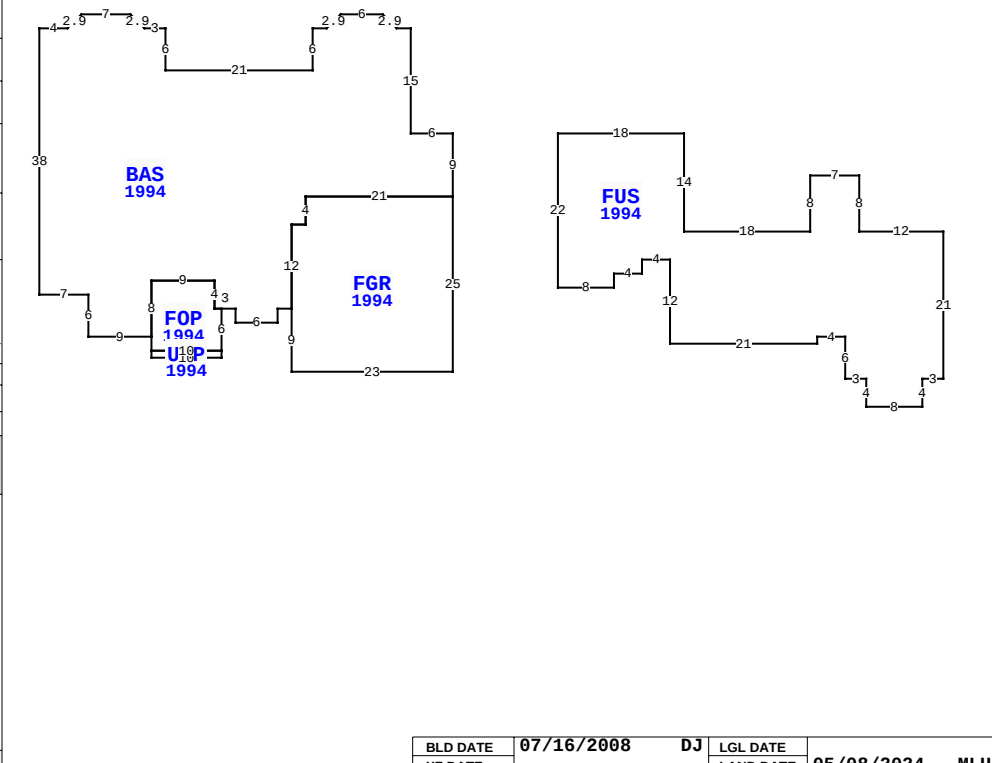
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	334,310
FGR	567	55	312	57,437
FOP	96	30	29	5,338
FUS	1,134	100	1,134	208,759
UOP	10	20	2	368
TOTALS	3,623		3,293	606,212

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	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	3,293	140.2632	210.39	692,814	1994	1998	0	0	12.50	87.50
1 SFR CUST - 100% - 2009											
Heated Area: 2950											
HX Base Yr 2009											



5225 VILLAGE WAY, FERNANDINA BEACH				XF DATE						LAND DATE		05/08/2024		MLU	
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520						
438.00	SF	6.50	6.50	100	1994	1994	3	68	1,936						
84.00	SF	6.50	6.50	100	1994	1994	3	68	371						
639.00	SF	7.00	7.00	100	2009	2009	3	90	4,026						

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
606,212											
TOTAL MARKET OB/XF VALUE											
7,853											
TOTAL LAND VALUE - MARKET											
500,000											
TOTAL MARKET VALUE											
1,114,065											
SOH/AGL Deduction											
628,663											
ASSESSED VALUE											
485,402											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
435,402											
TOTAL JUST VALUE											
1,114,065											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
937,205											

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	SALE PRICE	
1523/1072	9/05/2007	WD	Q	I		850,000	
GRANTOR: CASEY PETER J TRUSTEE							
GRANTEE: GUNN GAIL H							
1266/1476	10/19/2004	WD	Q	I		710,000	
GRANTOR: MOON REBECCA P/R FOR							
GRANTEE: CASEY PETER J TRUST							

BUILDING NOTES											
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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 \$.											