LOT 34
IN OR 719 PG 240
OCEAN VILLAGE #1 PB 5/385-386

HIGGINS BONNIE M
5217 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0034-0000

BUILDING CHARACTERISTICS

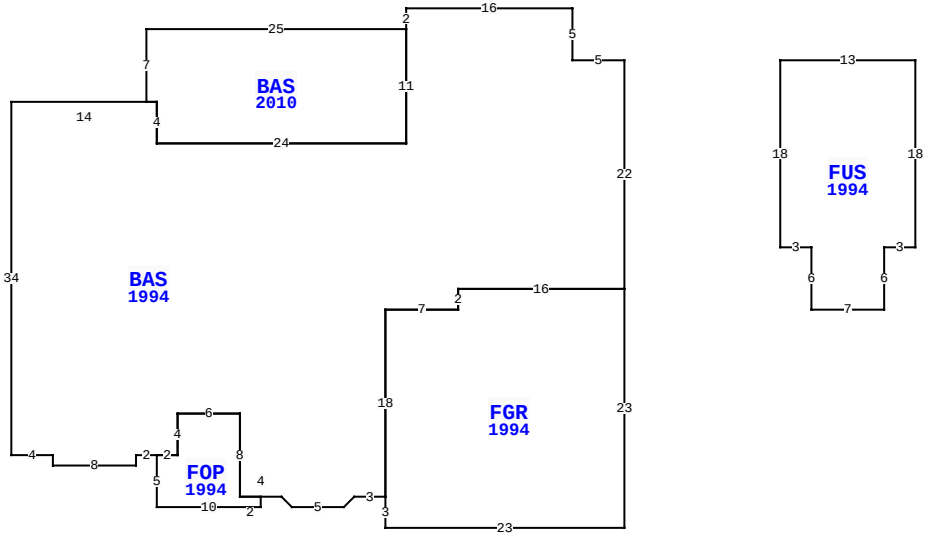
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,766	100	1,766	353,827
BAS	271	100	271	54,297
FGR	515	55	283	56,700
FOP	66	30	20	4,007
FUS	276	100	276	55,298
TOTALS	2,894		2,616	524,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,616	150.9235	226.39	592,236	1994	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2022 Heated Area: 2313 HX Base Yr 2022



5217 VILLAGE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		524,129
TOTAL MARKET OB/XF VALUE		8,478
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,032,607
SOH/AGL Deduction		308,797
ASSESSED VALUE		723,810
TOTAL EXEMPTION VALUE	WX HX HB	55,000
BASE TAXABLE VALUE		668,810
TOTAL JUST VALUE		1,032,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		859,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00941	NEW CONSTR	101,123	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0719/0240	11/30/1994	QC	U	I	07	100
GRANTOR: MESSERLY WILLIAM & LI						
GRANTEE: HIGGINS ROY & BONNI						
0714/1174	9/22/1994	WD	Q	I		224,500
GRANTOR: NASSAU BEACH DEV VENT						
GRANTEE: HIGGINS ROY & BONNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 N5 W16 S2 BAS=[YR=2010] W25 S7 E1 S4 E24 N11 $ S11 W24 N4 W14 S34 E4 S1 E8 N1 E2 FOP=[YR=1994] S5 E10 N1 W2 N8 W6 S4 W2 $ E2N4 E6 S8 E4 D1 R1 E5 U1 R1 E3 FGR=[YR=1994] S3 E23 N23 W16 S2 W7 S18 $ N18 E7 N2 E16 N22 $ PTR=E15 FUS=[YR=1994] E13 S18 W3 S6 W7 N6 W3 N18 $ 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	1994	1994	3	76	1,520	
2	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50	6.50	100	1994	1994	3	68	2,130	
3	0855	CONC PAVER	0	100	0	0	758.00	SF	7.00	7.00	100	2010	2010	3	91	4,828	

LAND DESCRIPTION

TOTAL OB/XF 8,478

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS