LOT 35
OCEAN VILLAGE #1 PB 5/385-386

SUMNER MICHAEL & LEAH
87 LAGRANGE ST
NEWNAN, GA 30263

2024

00-SB-30-155V-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

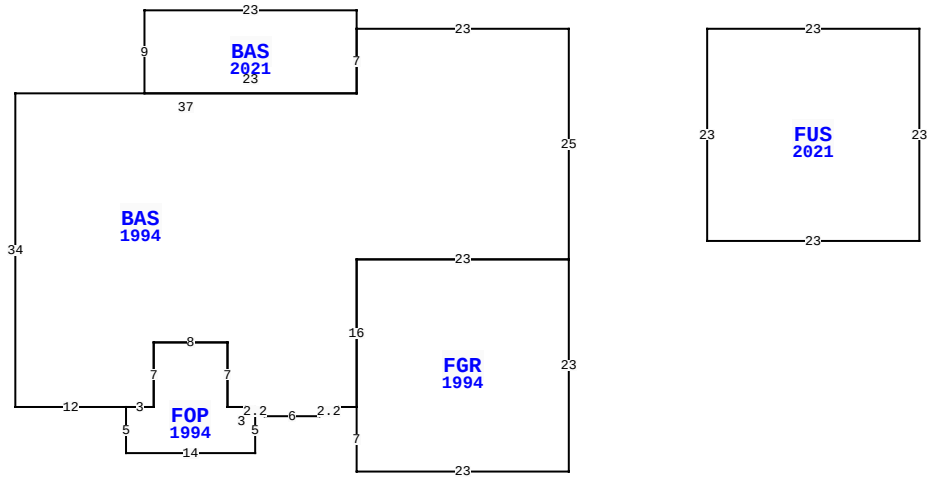
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,785	100	1,785	337,094
BAS	207	100	207	39,091
FGR	529	55	291	54,955
FOP	126	30	38	7,176
FUS	529	100	529	99,900
TOTALS	3,176		2,850	538,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,850	143.0669	214.60	611,610	1994	1999	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2521 HX Base Yr



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

5209 VILLAGE WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	538,217
TOTAL MARKET OB/XF VALUE	11,184
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,049,401
SOH/AGL Deduction	323,125
ASSESSED VALUE	726,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	726,276
TOTAL JUST VALUE	1,049,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	875,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003804	ADDITION	0	05/01/2021
B9400949	NEW CONSTR	97,447	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/1462	1/24/2020	QC	U	I	11	100
GRANTOR: FALLIN WILLIAM G & BA						
GRANTEE: SUMNER MICHAEL E &						
1832/1675	11/30/2012	WD	U	I	30	100
GRANTOR: FALLIN WILLIAM G						
GRANTEE: FALLIN WILLIAM G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 BAS=[YR=2021] N2W23 S9 E23N7 $ S7 W37 S34 E12 FOP=[YR=1994] S5E14 N5 W3 N7 W8 S7 W3 $ E3 N7 E8 S7 E2 D1 R2 E6 U1 R2 E2 FGR=[YR=1994] S7 E23 N23 W23 S16 $ N16 E23 N25 $ PTR= E15 FUS=[YR=2021] E23 S23 W23 N23$ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0	0	0	0	504.00	SF	10.00	10.00	100	2021	2021	3	99	4,990	
3	0855	CONC PAVER	0	0	0	0	96.00	SF	10.00	10.00	100	2021	2021	3	99	950	
4	0855	CONC PAVER	0	0	0	0	261.00	SF	10.00	10.00	100	2021	2021	3	99	2,584	

LAND DESCRIPTION

TOTAL OB/XF 11,184

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	0		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