LOT 37
OCEAN VILLAGE #1 PB 5/385-386

HESTER JEREMY WARREN & AMY RENEE
5189 VILLAGE WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0037-0000

BUILDING CHARACTERISTICS

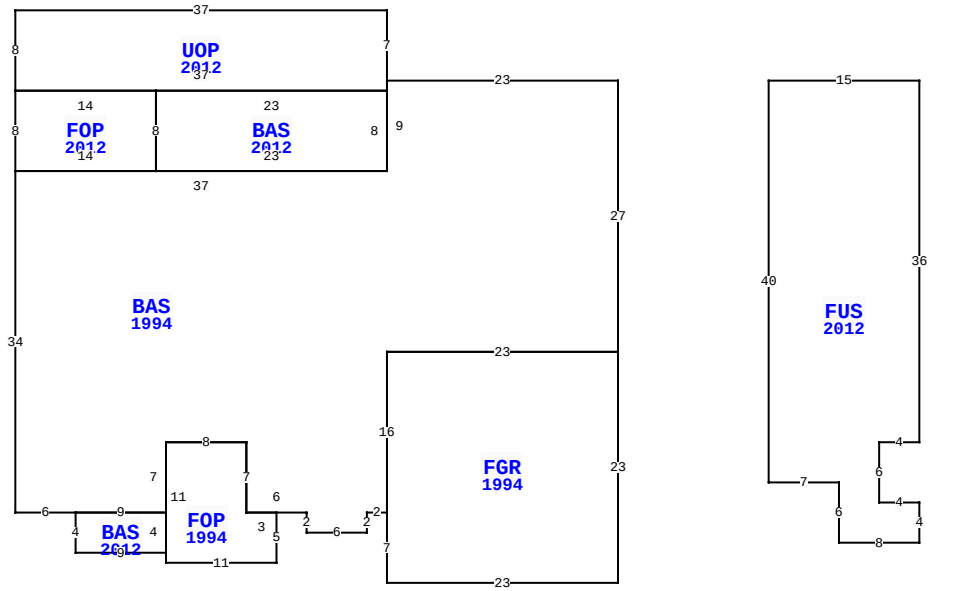
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	1,835	100	1,835	362,885
BAS	36	100	36	7,119
BAS	184	100	184	36,387
FGR	529	55	291	57,548
FOP	111	30	33	6,526
FOP	112	30	34	6,724
FUS	624	100	624	123,400
UOP	296	20	59	11,668
TOTALS	3,727		3,096	612,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,096	136.6200	204.93	634,463	1994	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 2679 HX Base Yr 2024



5189 VILLAGE WAY, FERNANDINA BEACH

BLD DATE	10/01/2012 DJ	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		612,257
TOTAL MARKET OB/XF VALUE		8,234
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,120,491
SOH/AGL Deduction		0
ASSESSED VALUE		1,120,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,070,491
TOTAL JUST VALUE		1,120,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		870,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25454	ADDITION	103,090	12/01/2011
9400926	NEW CONSTR	96,447	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/741	10/23/2023	WD	Q	I	01	1,450,000
GRANTOR: MCBRIDE LAURIE						
GRANTEE: HESTER JEREMY WARRE						
1576/1016	7/14/2008	WD	U	I	07	100
GRANTOR: HAMILTON WARREN W & M						
GRANTEE: JOHNSON PHILIP & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 UOP=[YR=2012] N7 W37 S8 FOP=[YR=2012] S8 E14 BAS=[YR=2012] E23 N8 W23 S8$ N8 W14$ E37 N1$ S9 W37 S34 E6 BAS=[YR=2012] S4 E9 FOP=[YR=1994] S1 E11 N5 W3 N7 W8 S11$ N4 W9$ E9 N7 E8 S7 E6 S2 E6 N2 E2 FGR=[YR=1994] S7 E23 N23 W23 S16 $ N16 E23 N27 $ PTR=E15 FUS=[YR=2012] E15 S36 W4 S6 E4 S4 W8 N6 W7 N40$ 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	0855	CONC PAVER	0	100	0	0	552.00	SF	10.00	10.00	100	2012	2012	3	93	5,134	
2	0855	CONC PAVER	0	100	0	0	129.00	SF	10.00	10.00	100	2012	2012	3	93	1,200	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 8,234

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