

5-2N-28 LOT 69
OCEAN BREEZE FARMS
PB 2/19

CHEM CELL CLUB INC
2951 CHEM CELL RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0069-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 15 CONC BLOCK 100										0303 04 2,281 86.5179 96.68 220,527 1979 1979 0 0 0 21.50 78.50										STANDARD									
Roof Structur 04 WOOD TRUSS 100										1 CLUB HOUSE - 0% - 0										Heated Area: 2184 HX Base Yr									
Roof Cover 12 MODULAR MT 100																													
Interior Wall 05 DRYWALL 60																													
Interior Wall 01 MINIMUM 40																													
Interior Floo 05 ASPH TILE 100																													
Ceiling 01 FIN.SUSPD 100																													
Air Condition 03 CENTRAL 100																													
Heating Type 04 AIR DUCTED 100																													
Fixtures 6 100																													
Frame 03 MASONRY 100																													
Story Height 9 100																													
RMS 3 100																													
Stories 1. 1. 100																													
Units 0 100																													
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 7700 CLUBS/LODGES/HALLS																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 2021.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,184 100 2,184 165,752																													
FOP 28 30 8 607																													
FOP 72 30 22 1,670																													
UST 168 40 67 5,085																													
TOTALS 2,452 2,281 173,114																													
EXTRA FEATURES										2951 CHEM CELL RD, FERNANDINA BEACH																			
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										BLD DATE 11/14/2017 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
3 0810 CONCRETE A 0 0 16 10 160.00 SF 6.50 6.50 100 1960 1960 3 20 208																													
5 0940 SHEDS/PORT 0 0 24 12 288.00 SF 30.00 30.00 100 1970 1970 3 20 1,728																													
6 0972 ST LGHT UN 0 0 0 0 1.00 UT 2,530.00 2,530.00 100 2000 2000 3 55 1,392																													
7 0422 CL FNC 4' 0 0 0 0 293.00 LF 15.00 15.00 100 2000 2000 3 55 2,417																													
8 0463 FENCE GATE 0 0 0 0 4.00 UT 300.00 300.00 100 2000 2000 3 55 660																													
9 0810 CONCRETE A 0 0 6 6 36.00 SF 6.50 6.50 100 2000 2000 3 80 187																													
10 0810 CONCRETE A 0 0 10 8 80.00 SF 6.50 6.50 100 2000 2000 3 80 416																													
11 0810 CONCRETE A 0 0 6 4 24.00 SF 6.50 6.50 100 2000 2000 3 80 125																													
12 0350 CARPORT WD 0 0 50 28 1,400.00 SF 13.00 13.00 100 1979 1979 3 20 3,640																													
LAND DESCRIPTION										TOTAL OB/XF 10,773																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 007700 C CLUB 0 0005 RG-1 330.00 580.00 330.00 FF 1.00 1.00 1.25 2,400.00 3,000.00 990,000																													
REVIEW DATE 09/21/2022 BY HSX										Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/02/2023 BY SYS																			