



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	7700 CLUBS/LODGES/HALLS	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	191,451
CAN	32	30	10	1,330
CAN	40	30	12	1,595
TOTALS	1,512		1,462	194,376

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	463.00	SF	6.50	6.50	
2	0855	CONC PAVER	0	0	0	0	1,088.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	0	0	0	516.00	SF	10.00	10.00	
4	1126	CB/STC 8"	0	0	0	0	243.00	SF	8.00	8.00	
5	0851	PATIO STON	0	0	16	3	48.00	SF	0.75	0.75	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

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	007700	C	CLUB	0		C-3	50.00	125.00	6,250.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	1,462	125.8950	140.69	205,689	2010	2010	0	0	5.50	94.50
1 CLUB HOUSE - 0% - 0 Heated Area: 1440 HX Base Yr											
TOTALS 1,512 1,462 194,376											

18 N 2ND ST, FERNANDINA BEACH				BLD DATE		01/07/2022		KK		LGL DATE		01/07/2022	KK
				XF DATE		01/07/2022		LAND DATE					
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
463.00	SF	6.50	6.50	100	2001	2001	3	82	2,468				
1,088.00	SF	10.00	10.00	100	2010	2010	3	92	10,010				
516.00	SF	10.00	10.00	100	2010	2010	3	64	3,302				
243.00	SF	8.00	8.00	100	2010	2010	3	92	1,788				
48.00	SF	0.75	0.75	100	2010	2010	3	92	33				
1.00	UT	300.00	300.00	100	2010	2010	3	81	243				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		194,376	
TOTAL MARKET OB/XF VALUE		17,844	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		587,220	
SOH/AGL Deduction		141,688	
ASSESSED VALUE		445,532	
TOTAL EXEMPTION VALUE		10	445,532
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		587,220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		553,518	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0993/1183	6/22/2001	WD	Q	I		380,000	
GRANTOR: DEVRIES MARGARET A							
GRANTEE: ISLAND ART ASSOCIAT							
0686/1448	8/17/1993	WD	U	V	09	74,000	
GRANTOR: COMFORT DALE ETAL							
GRANTEE: CARTER MARGARET A							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2010] W40 S36 E7 CAN=[YR=2010] S4 E8 N4 W8\$ E33 N14 CAN=[YR=2010] E10 N4 W10 S4\$ N22\$.											