

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-1N-28-0000-0005-0000

[illegible]

AMELIA ISLAND EQUITY CLUB INC
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FERNANDINA BEACH, FL 32034

01-1N-28-0000-0005-0000

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		06	BD/BATTEN 100		4803	06	360	49.1400	23.34	8,402	1987	1987		0	0	0	58.00	42.00	VALUATION BY					STANDARD										
Roof Structure		04	WOOD TRUSS 100		2 STOR WAREH - 0% - 0										Heated Area: 360					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Cover		01	MINIMUM 100		18 20 20 18 BAS 1993															BUILDING MARKET VALUE					1,204,340									
Interior Wall		07	NONE 100																	TOTAL MARKET OB/XF VALUE					1,192,428									
Interior Floo		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					560,680									
Ceiling		04	NONE 100																	TOTAL MARKET VALUE					2,957,448									
Air Condition		01	NONE 100																	SOH/AGL Deduction					0									
Heating Type		01	NONE 100																	ASSESSED VALUE					2,957,448									
Plumbing			0 100																	TOTAL EXEMPTION VALUE					0									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					2,957,448									
Story Height			9 100																	TOTAL JUST VALUE					2,957,448									
RMS			1 100																	NCON VALUE					28,310									
Stories		1.	1. 100		INCOME VALUE																													
Class		00	. 100		PREVIOUS YEAR MKT VALUE					3,007,909																								
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		3800 GOLF COURSES																																
MAP NUM			MKT AREA		10																													
NEIGHBORHOOD/LOC		10002.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	360	100	360	3,529																														
TOTALS					360		360	3,529																										
EXTRA FEATURES					12 LONG POINT DR, FERNANDINA BEACH										BLD DATE		01/27/2021		KK		LGL DATE													
															XF DATE		01/27/2021		KK		LAND DATE													
															INC DATE						AG DATE													
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																		
11	0810	CONCRETE A	0	0	15	9		135.00	SF	6.50		6.50	100	1987	1987	3	54.5	478																
12	2503	GOLF CRS 3	0	0	0	0		1.00	UT	80,000.00		80,000.00	60	1986	1986	3	60	48,000																
13	2503	GOLF CRS 3	0	0	0	0		1.00	UT	80,000.00		80,000.00	60	1986	1986	3	60	48,000																
14	2503	GOLF CRS 3	0	0	0	0		1.00	UT	80,000.00		80,000.00	60	1986	1986	3	60	48,000																
15	2503	GOLF CRS 3	0	0	0	0		1.00	UT	80,000.00		80,000.00	60	1986	1986	3	60	48,000																
16	2503	GOLF CRS 3	0	0	0	0		9.00	UT	80,000.00		80,000.00	60	1986	1986	3	60	432,000																
17	2503	GOLF CRS 3	0	0	0	0		2.00	UT	80,000.00		80,000.00	60	1986	1986	3	60	96,000																
18	2503	GOLF CRS 3	0	0	0	0		3.00	UT	80,000.00		80,000.00	60	1986	1986	3	60	144,000																
19	0381	COOLER	0	0	6	9		54.00	SF	82.50		82.50	100	1997	1997	3	42	1,871																
20	0381	COOLER	0	0	15	10		150.00	SF	82.50		82.50	100	1997	1997	3	42	5,198																
LAND DESCRIPTION					TOTAL OB/XF										871,547																			
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										

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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	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		14	WD SHINGLE 60		0303	04	5,075	116.9583	130.70	663,302	1987	1987		0	10	45.50	44.50	VALUATION BY					STANDARD											
Exterior Wall		17	CB STUCCO 40		4 CLUB HOUSE - 0% - 0										Heated Area: 3255					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Structure		08	IRREGULAR 100																	BUILDING MARKET VALUE					1,204,340									
Roof Cover		11	SLATE 100																	TOTAL MARKET OB/XF VALUE					1,192,428									
Interior Wall		05	DRYWALL 80																	TOTAL LAND VALUE - MARKET					560,680									
Interior Wall		06	CUST PANEL 20																	TOTAL MARKET VALUE					2,957,448									
Interior Floo		14	CARPET 90																	SOH/AGL Deduction					0									
Interior Floo		11	CLAY TILE 10																	ASSESSED VALUE					2,957,448									
Ceiling		02	F.NOT SUS 100																	TOTAL EXEMPTION VALUE					0									
Air Condition		03	CENTRAL 100																	BASE TAXABLE VALUE					2,957,448									
Heating Type		04	AIR DUCTED 100																	TOTAL JUST VALUE					2,957,448									
Fixtures			12 100																	NCON VALUE					28,310									
Frame		04	REIN CONC 100																	INCOME VALUE														
Story Height			10 100																	PREVIOUS YEAR MKT VALUE					3,007,909									
RMS			13 100																															
Stories		2.	2. 100																															
Units			0 100																															
BUD8 Adjustme		05	DIST 1A 100																															
Quality		00	NONE 100																															
DOR CODE		3800	GOLF COURSES																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC		10002.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		964	100	964	56,068																													
BAS		425	100	425	24,719																													
FOP		112	30	34	1,978																													
FST		204	50	102	5,932																													
FUS		1,450	100	1,450	84,334																													
SPA		490	85	416	24,195																													
UGR		4,210	40	1,684	97,944																													
TOTALS		7,855		5,075	295,169																													
EXTRA FEATURES		12 LONG POINT DR, FERNANDINA BEACH																																
BLD DATE		01/27/2021																		KK														
XF DATE		01/27/2021																		KK														
INC DATE																				LGL DATE														
																				LAND DATE														
																				AG DATE														
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																		
31	0803	ASPHALT C	0	0	0	31,516.00	SF	2.00	2.00	10	1987	1987	3	40	25,213																			
32	0400	CONC CURB	0	0	0	924.00	LF	15.00	15.00	10	1987	1987	3	54	7,484																			
33	0803	ASPHALT C	0	0	0	24,674.00	SF	2.00	2.00	10	1997	1997	3	40	19,739																			
34	0812	CONCRETE C	0	0	0	1,947.00	SF	4.00	4.00	10	1997	1997	3	65	5,062																			
35	0446	BOX FNC 6'	0	0	0	126.00	LF	20.00	20.00	100	1997	1997	3	20	504																			
36	1126	CB/STC 8"	0	0	0	107.00	SF	8.00	8.00	100	1997	1997	3	75	642																			
37	0462	ST/AL FNC	0	0	0	120.00	SF	10.00	10.00	100	1997	1997	3	26	312																			
38	0972	ST LGHT UN	0	0	0	4.00	UT	2,530.00	2,530.00	100	1997	1997	3	45	4,554																			
39	0940	SHEDS/PORT	0	0	5	30.00	SF	30.00	30.00	100	1997	1997	3	20	180																			
40	0810	CONCRETE A	0	0	0	445.00	SF	6.50	6.50	10	1997	1997	3	65	1,880																			
LAND DESCRIPTION										TOTAL OB/XF										65,570														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 9									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 100										0303 04 8,224 99.6930 111.41 916,236 1997 1997 0 10 12.50 77.50										Tax Group: 5 Tax Dist:									
Roof Structur 04 WOOD TRUSS 100										5 CLUB HOUSE - 0% - 0 Heated Area: 7123 HX Base Yr										BUILDING MARKET VALUE 1,204,340									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 1,192,428									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 560,680									
Interior Floo 14 CARPET 60																				TOTAL MARKET VALUE 2,957,448									
Interior Floo 11 CLAY TILE 40																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 2,957,448									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Fixtures 28 100																				BASE TAXABLE VALUE 2,957,448									
Frame 03 MASONRY 100																				TOTAL JUST VALUE 2,957,448									
Story Height 10 100																				NCON VALUE 28,310									
RMS 11 100																				INCOME VALUE									
Stories 1. 100																				PREVIOUS YEAR MKT VALUE 3,007,909									
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 3800 GOLF COURSES																													
MAP NUM MKT AREA 10																													
NEIGHBORHOOD/LOC 10002.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
AOF 160 100 160 13,815																													
BAS 2,476 100 2,476 213,785																													
BRA 164 110 180 15,542																													
FOP 70 30 21 1,814																													
FOP 368 30 110 9,498																													
FOP 70 30 21 1,814																													
FOP 96 30 29 2,504																													
FSP 528 50 264 22,794																													
FST 28 50 14 1,209																													
FST 42 50 21 1,814																													
TOTALS 8,369 8,224 710,083																													
EXTRA FEATURES										12 LONG POINT DR, 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																													
41 0812 CONCRETE C 0 0 0 0 4,166.00 SF 4.00 4.00 10 1997 1997 3 65 10,832																													
42 0810 CONCRETE A 0 0 0 0 98.00 SF 6.50 6.50 10 1997 1997 3 65 414																													
43 0400 CONC CURB 0 0 0 0 43.00 LF 15.00 15.00 10 1997 1997 3 71 458																													
44 0445 BOX FNC 5' 0 0 0 0 31.00 LF 8.10 8.10 100 1987 1987 3 20 50																													
45 0810 CONCRETE A 0 0 0 0 259.00 SF 6.50 6.50 10 1997 1997 3 65 1,094																													
46 0812 CONCRETE C 0 0 0 0 1,947.00 SF 4.00 4.00 10 1997 1997 3 65 5,062																													
47 4950 BOLLARD 0 0 0 0 7.00 UT 100.00 100.00 100 1997 1997 3 100 700																													
48 0940 SHEDS/PORT 0 0 6 8 48.00 SF 30.00 30.00 100 1997 1997 3 20 288																													
49 0940 SHEDS/PORT 0 0 8 12 96.00 SF 30.00 30.00 100 1997 1997 3 20 576																													
50 0811 CONCRETE B 0 0 0 0 619.00 SF 5.20 5.20 10 1987 1987 3 44.5 1,432																													
LAND DESCRIPTION										TOTAL OB/XF 20,906																			
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																													
REVIEW DATE 11/21/2022 BY HS										Total Acres: 140.17 Total Land Value: 560,680 Market: 0 Agricultural: 0 Common: 560,680										PRINTED 08/02/2023 BY SYS									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 7 of 9				5
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										
																								VALUATION BY					STANDARD					
																								Tax Group: 5					Tax Dist:					
																								BUILDING MARKET VALUE					1,204,340					
																								TOTAL MARKET OB/XF VALUE					1,192,428					
																								TOTAL LAND VALUE - MARKET					560,680					
																								TOTAL MARKET VALUE					2,957,448					
																								SOH/AGL Deduction					0					
																								ASSESSED VALUE					2,957,448					
																								TOTAL EXEMPTION VALUE					0					
																								BASE TAXABLE VALUE					2,957,448					
																								TOTAL JUST VALUE					2,957,448					
																								NCON VALUE					28,310					
																								INCOME VALUE										
																								PREVIOUS YEAR MKT VALUE					3,007,909					

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