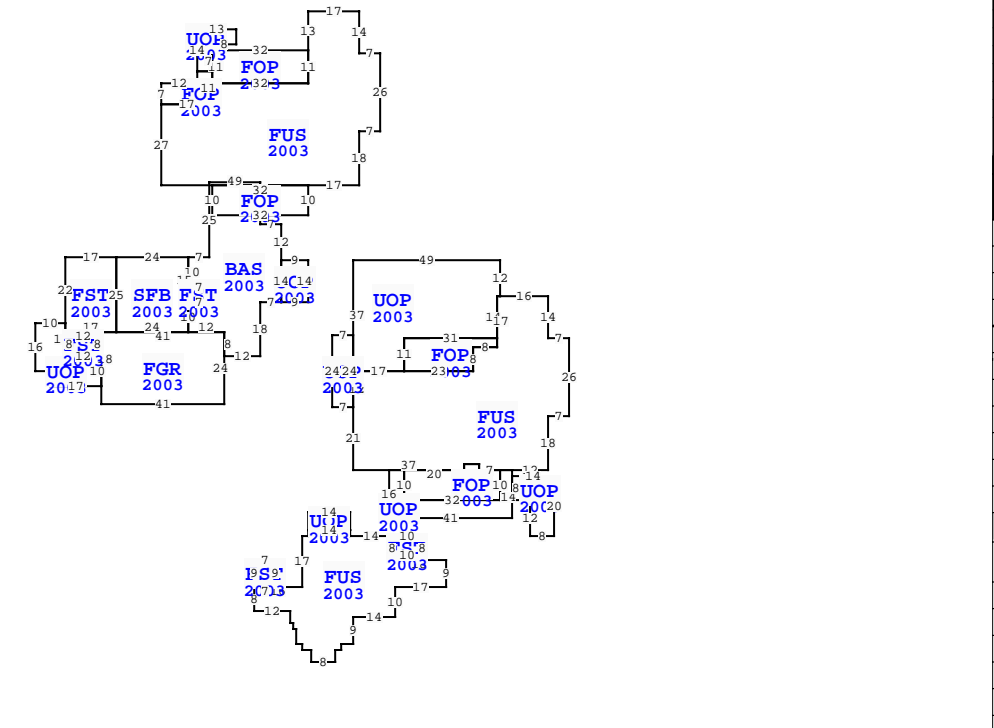


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	08 DECORATIVE 70
Interior Wall	05 DRYWALL 30
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	7 100
Bathrooms	8 100
Frame	02 WOOD FRAME 100
Stories	4. 4. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2011		Heated Area: 8650					HX Base Yr 2011	



** This building has 24 Sub-Areas
23 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			6,012,569
TOTAL MARKET OB/XF VALUE			52,204
TOTAL LAND VALUE - MARKET			5,000,000
TOTAL MARKET VALUE			11,064,773
SOH/AGL Deduction			6,298,537
ASSESSED VALUE			4,766,236
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			4,711,236
TOTAL JUST VALUE			11,064,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			9,483,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014536	NEW CONSTR	0	02/01/2001
B0107865	NEW CONSTR	2,370,000	01/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1766/0645	11/18/2011	TD	U	I	30	100
GRANTOR: WOOD JULIE D (SUCCESS)						
GRANTEE: WOOD JULIE D & JEFF						
0887/0372	6/15/1999	WD	U	V	07	100
GRANTOR: AMELIA ISLAND CO						
GRANTEE: WOOD THOMAS I TRUST						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2003] W9BAS=[YR=2003] N12W7N14W17 S25W7SFB=[YR=2003] W24FST=[YR=2003] W17S22 UOP=[YR=2003] W10S16E5S5E17FGR=[YR=2003] S6E41N24W4S18N10FST=[YR=2003] N8 W12S8E12\$W12N11\$S3E17N25\$S25 E24N10FST=[YR=2003] E7N5W7S5N15\$S10 E7S5W7S10E12S8E12N18E7N14\$S14 E9N14\$ PTR= E15UOP=[YR=2003] E49 S12 FUS=[YR=2003] E16S14E7S26W7S18W12 UOP=[YR=2003] S2UOP=[YR=2003] E14S20W8N12 W6N8\$S14W41N16E5S10 E32N10E4\$ W4FOP=[YR=2003] S10W32N10E20N2E5S2E7 \$W7N2W5S2W37N21UOP=[YR=2003] W7N24E7 S24\$ N12 E17 FOP=[YR=2003] E23 N8 E8 N3 W31 S11 \$ E23 N8 E8 N17 E1 \$ W1 S14 W31 S11 W17 N37 \$ W15\$ PTR= N15 FOP=[YR=2003] N10 FUS=[YR=2003] E17 N18 E7 N26 W7 N14 W17 S13 FOP=[YR=2003]	

Quality				
QOR CODE	QOR	QOR	QOR	QOR
05	Quality Level 05			
0100	SINGLE FAMILY			
MAP NUM	MKT AREA			10
NEIGHBORHOOD/LOC 10014.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	1,268	722,033
FGR	984	55	541	308,059
FOP	139	30	42	23,916
FOP	277	30	83	47,263
FOP	320	30	96	54,665
FOP	330	30	99	56,373
FOP	352	30	106	60,359
FST	35	55	19	10,819
FST	63	55	35	19,930
FST	80	55	44	25,055
TOTALS	14,655		10,559	6,012,569

EXTRA FEATURES																			
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			
1	0858	SCULP CONC	0	100	0	0			3,095.00	SF	13.00	13.00	100	2003	2003	3	96	38,626	
2	0858	SCULP CONC	0	100	0	0			416.00	SF	13.00	13.00	100	2003	2003	3	96	5,192	
3	1126	CB/STC 8"	0	100	0	0			242.00	SF	8.00	8.00	100	2003	2003	3	84	1,626	
4	0410	ELEVATOR	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	2003	2003	3	100	5,000	
5	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000120	C	SFR OCN FT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000									
2	000120	C	SFR OCN FT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000									