

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	80
Exterior Wall	23	REINF CONC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		8	100
Bathrooms		7.5	100
Frame	02	WOOD FRAME	100
Stories	5.	5.100	
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10014.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,636	100	1,636
FOP	1,484	30	445
FSP	529	40	212
FST	543	55	299
FUS	10,033	100	10,033
UOP	1,174	20	235
TOTALS	15,399		12,860

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%	- 2023		6,854,894	2005	2005	0	0	8.50	91.50
				Heated Area:	11669			HX Base Yr	2023		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	6,272,228		
TOTAL MARKET OB/XF VALUE	105,914		
TOTAL LAND VALUE - MARKET	2,500,000		
TOTAL MARKET VALUE	8,878,142		
SOH/AGL Deduction	195,941		
ASSESSED VALUE	8,682,201		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	8,632,201		
TOTAL JUST VALUE	8,878,142		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	8,417,447		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046033	REPAIR/RRF	55,000	04/01/2004
B0311760	SWIM POOL	25,000	09/01/2003
B0310719	NEW CONSTR	3,200,000	01/01/2003
B0210435	FOUNDATION	52,000	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/0812	6/02/2022	WD	Q	I	01	10,550,000
GRANTOR: BULA LLC						
GRANTEE: GILLIS YVONNE B & M						
1743/0644	6/15/2011	WD	U	I	11	100
GRANTOR: ANDREWS KATHLEEN TRUS						
GRANTEE: BULA LLC						

EXTRA FEATURES		39 OCEAN CLUB DR, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0835	QUARY TILE	10.00
2	0830	FLAGSTONE	12.00
3	0861	POOL GUNIT	85.00
4	0861	POOL GUNIT	59.50
5	1126	CB/STC 8"	9.60
6	1126	CB/STC 8"	8.00
7	0835	QUARY TILE	10.00
8	1126	CB/STC 8"	8.00
9	0504	FP-ELECTRI	2,000.00
10	0504	FP-ELECTRI	2,000.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] 1636\$ FSP=[YR=2005] 529\$ FOP=[YR=2005] 1484\$ FUS=[YR=2005] 10033\$ FST=[YR=2005] 543\$ UOP=[YR=2005] 1174\$.	

LAND DESCRIPTION		TOTAL OB/XF												70,914										
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							

