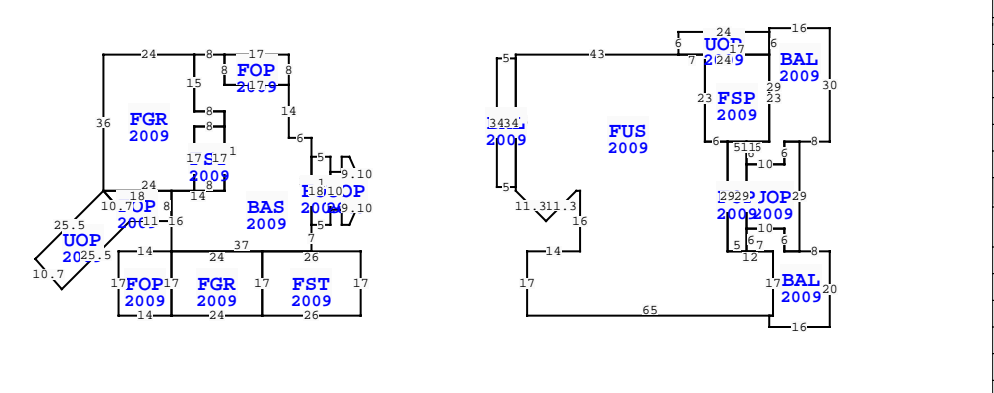


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	
0500	22	9,277	509.0355	725.38	6,729,350	2009	2009	0	0	0	6.50	93.50
1 SFR CUST - 0% - 0												
Heated Area: 7330 HX Base Yr												



** This building has 25 Sub-Areas
41 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	06/11/2009	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	6,291,942		
TOTAL MARKET OB/XF VALUE	89,017		
TOTAL LAND VALUE - MARKET	2,500,000		
TOTAL MARKET VALUE	8,880,959		
SOH/AGL Deduction	903,001		
ASSESSED VALUE	7,977,958		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	7,977,958		
TOTAL JUST VALUE	8,880,959		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	7,252,689		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20942	CO ISSUED	0	05/07/2009
R11862	REPAIR/RRF	21,000	05/01/2009
B22304	NEW CONSTR	9,000	02/01/2009
M14166	H/AC	0	10/01/2008
P13057	OTHER	0	02/01/2008
E20418	ELEC OTHER	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0620	11/22/2021	WD	Q	I	02	8,250,000

GRANTOR: BERKMAN BETTY L
GRANTEE: COLDIRON BRETT & LA
1530/1631 10/17/2007 WD Q V 2,677,500
GRANTOR: 9 OCEAN CLUB LLC
GRANTEE: BERKMAN DAVID & BET

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	0855	CONC PAVER	0	0	0	3,977.00	SF	10.00	10.00	100	2009	2009	3	91	36,191	
2	0830	FLAGSTONE	0	0	0	102.00	SF	12.00	12.00	100	2009	2009	3	91	1,114	
3	1075	TRELLIS G	0	0	10	100.00	SF	35.00	35.00	100	2009	2009	3	60	2,100	
4	1075	TRELLIS G	0	0	10	100.00	SF	35.00	35.00	100	2009	2009	3	60	2,100	
5	0462	ST/AL FNC	0	0	0	90.00	SF	10.00	10.00	100	2009	2009	3	60	540	
6	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	78	234	
7	1126	CB/STC 8"	0	0	0	2,016.00	SF	8.00	8.00	100	2009	2009	3	91	14,676	
8	0504	FP-ELECTRI	0	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	3,760	
9	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	
11	0861	POOL GUNIT	0	0	0	322.00	SF	85.00	85.00	100	2009	2009	3	60	16,422	

LAND DESCRIPTION																								
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
1	000120	C	SFR OCN FT	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000							

