

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	23	REINF CONC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	07	CONC TILE 50		
Roof Cover	08	CLAY TILE 50		
Interior Wall	05	DRYWALL 100		
Interior Floor	15	HARDTILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		7 100		
Bathrooms		9.5 100		
Frame	03	MASONRY 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	SUBAREA MARKET VALUE
BAS	11,110	100	11,110	6,325,101
FGR	1,506	55	828	471,394
FOP	3,189	30	957	544,835
UOP	2,421	20	484	275,549
UST	541	45	243	138,344
TOTALS	18,767		13,622	7,755,222

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 0%	- 2023		599.28	8,163,392	2012	2012	0	0	5.00	95.00	
				Heated Area:	11110			HX Base Yr					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			7,755,222
TOTAL MARKET OB/XF VALUE			242,664
TOTAL LAND VALUE - MARKET			2,500,000
TOTAL MARKET VALUE			10,497,886
SOH/AGL Deduction			0
ASSESSED VALUE			10,497,886
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,497,886
TOTAL JUST VALUE			10,497,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			8,454,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922408	CO ISSUED	0	10/03/2012
E25005	ELEC OTHER	0	05/01/2011
M16146	H/AC	0	05/01/2011
P14395	NEW CONSTR	0	08/01/2010
E22569	ELEC OTHER	50,000	04/01/2010
B23385	SWIM POOL	150,000	03/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0334	10/17/2022	WD	Q	I	01	13,350,000
GRANTOR: WELDON THOMAS D REV T						
GRANTEE: SOLITUDE DEVELOPMEN						
2348/0753	3/19/2020	WD	U	I	11	100
GRANTOR: WELDON THOMAS D & VIO						
GRANTEE: THOMAS D WELDON REV						

EXTRA FEATURES														43 OCEAN CLUB 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
1	0855	CONC PAVER	0	0	0	0	4,870.00	SF	7.00	7.00	100	2012	2012	3	94	32,045	
2	1126	CB/STC 8"	0	0	0	0	390.00	SF	8.00	8.00	100	2012	2012	3	94	2,933	
3	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	2012	2012	3	94	1,075	
4	0885	WATERSCAPE	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	100	10,000	
5	0861	POOL GUNIT	0	0	0	0	801.00	SF	212.50	212.50	100	2012	2012	3	71	120,851	
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	2012	2012	3	96	5,760	
7	0410	ELEVATOR	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2012	2012	3	100	70,000	
<b>TOTAL OB/XF 242,664</b>																	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2012] 11110\$FOP=[YR=2012] 3189\$ UOP=[YR=2012] 2421\$UST=[YR=2012] 541\$ FGR=[YR=2012] 1506\$.			

LAND DESCRIPTION										TOTAL OB/XF 242,664														
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	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							