

LOT 12
ESMT OR 920/1526
OCEAN CLUB DRIVE PB 6/107-110

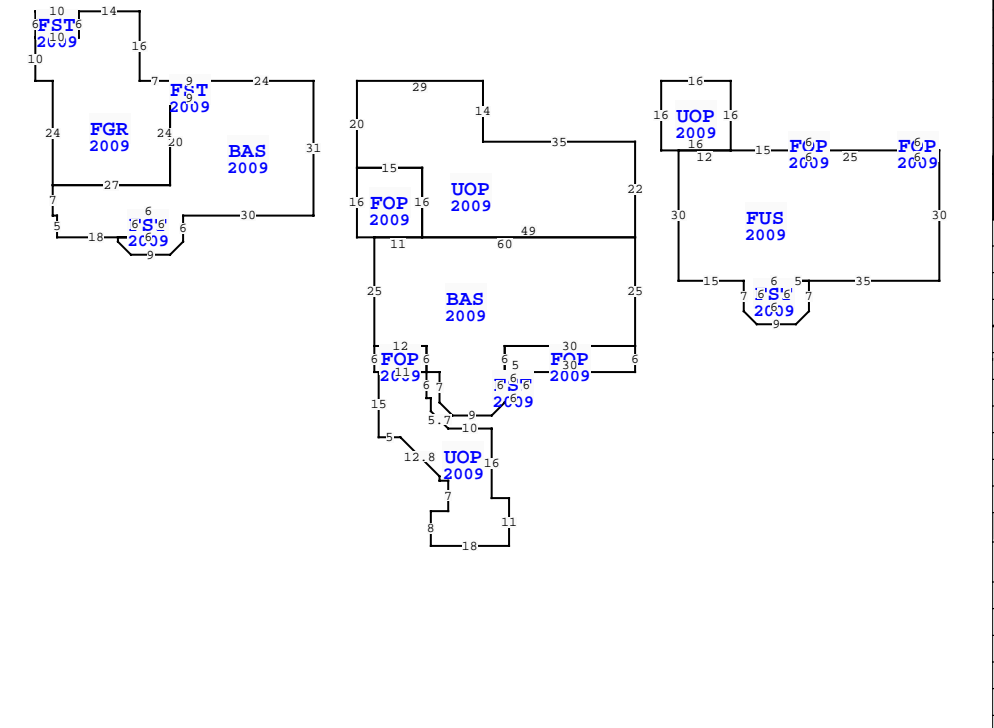
KNORRING JAMES P SR/KNORRING KATHLEEN
49 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-150C-0012-0000


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	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
1	SFR	CUST - 100%	- 2020		Heated Area: 5062					HX	Base Yr 2020



Quality	06 Quality Level 06			
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	1,372	100	1,372	459,289
BAS	1,749	100	1,749	585,493
FGR	972	55	535	179,096
FOP	12	30	4	1,339
FOP	12	30	4	1,339
FOP	72	30	22	7,365
FOP	180	30	54	18,077
FOP	240	30	72	24,103
FST	36	55	20	6,695
FST	36	55	20	6,695
TOTALS	9,181		6,351	2,126,051

** This building has 17 Sub-Areas
49 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	05/12/2009	DJ	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	2,126,051		
TOTAL MARKET OB/XF VALUE	89,979		
TOTAL LAND VALUE - MARKET	1,300,000		
TOTAL MARKET VALUE	3,516,030		
SOH/AGL Deduction	1,027,734		
ASSESSED VALUE	2,488,296		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	2,438,296		
TOTAL JUST VALUE	3,516,030		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,951,112		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20742	CO ISSUED	0	02/25/2009
ML3816	MECH OTHER	0	05/01/2008
B21342	SWIM POOL	32,000	04/01/2008
E20216	ELEC OTHER	20,000	11/01/2007
R10852	REPAIR/RRF	40,000	11/01/2007
B20742	NEW CONSTR	1,750,000	11/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/1496	10/15/2019	WD	Q	I	02	3,200,000
GRANTOR: KOLLEVOLL OLAV B & JU						
GRANTEE: KNORRING JAMES P SR						
1415/0009	5/25/2006	WD	Q	V		1,450,000
GRANTOR: PRN LLC						
GRANTEE: KOLLEVOLL OLAV B &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W24 FST=[YR=2009] W9 FGR=[YR=2009] W7N16W14FST=[YR=2009] W10S6 E10N6\$ S6W10S10E4S24E27N24\$ S4 E9N4\$ S4W9S20W27S7E1S5E18 FST=[YR=2009] E6N6W6S6\$W4S1 D3 R3 E9 U3 R3 N6E30N31\$ PTR=E10 UOP=[YR=2009] E29S14E35S22 BAS=[YR=2009] S25 FOP=[YR=2009] S6W30N6E30\$ W30S6 E5FST=[YR=2009] W6S6E6N6\$ W5S7 D3 L3 W9 U3 L3 N7W3 UOP=[YR=2009] S6E1S3 D4 R4 E10S16E4S11W18N8E4N7W2N1 U9 L9 W5N15 FOP=[YR=2009] W1N6E12S6W11\$ E11\$ N6W12N25 FOP=[YR=2009] W4N16E15 S16W11\$ E60\$ W49N16W15N20\$ W10 \$ PTR=E80 UOP=[YR=2009] E16S16 FUS=[YR=2009] E15 FOP=[YR=2009] N2E6S2W6\$ E25 FOP=[YR=2009] N2E6S2W6\$ E8 S30 W35 FST=[YR=2009] W6S6E6N6\$ E5S7 D3 L3 W9 U3 L3 N7W15N30E12\$	

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	3,760
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000
3	0855	CONC PAVER	0	100	0	0	3,342.00	SF	10.00	10.00	100	2009	2009	3	91	30,412
4	0462	ST/AL FNC	0	100	0	0	235.00	SF	10.00	10.00	100	2009	2009	3	60	1,410
5	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2009	2009	3	78	936
6	1126	CB/STC 8"	0	100	0	0	759.00	SF	8.00	8.00	100	2009	2009	3	91	5,526
7	0861	POOL GUNIT	0	100	0	0	490.00	SF	127.50	127.50	100	2009	2009	3	60	37,485
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	45	450

LAND DESCRIPTION		TOTAL OB/XF 89,979																						
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
1	000100	C	SFR				0.00	0.00	1.00	LT		1.00	1.00	1.30	1,000,000.00	1,300,000.00	1,300,000							