LOT 15
OCEAN CLUB DRIVE PB 6/107-110

WARNER KARL J &/JOHNSON ELIZABETH A
15 ELYSIAN DRIVE
ANDOVER, MA 01810

2023

01-6N-29-150C-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

40 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	900,000
SOH/AGL Deduction	137,700
ASSESSED VALUE	762,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,300
TOTAL JUST VALUE	900,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013153	SWIM POOL	80,000	08/26/2022
21015496	NEW CONSTR	861,743	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1289	12/08/2020	WD	Q	V	01	815,000
GRANTOR: ARNOLD DEVON D						
GRANTEE: WARNER KARL J & ELI						
0856/1006	11/20/1998	WD	Q	V		250,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: ARNOLD DEVON D						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS