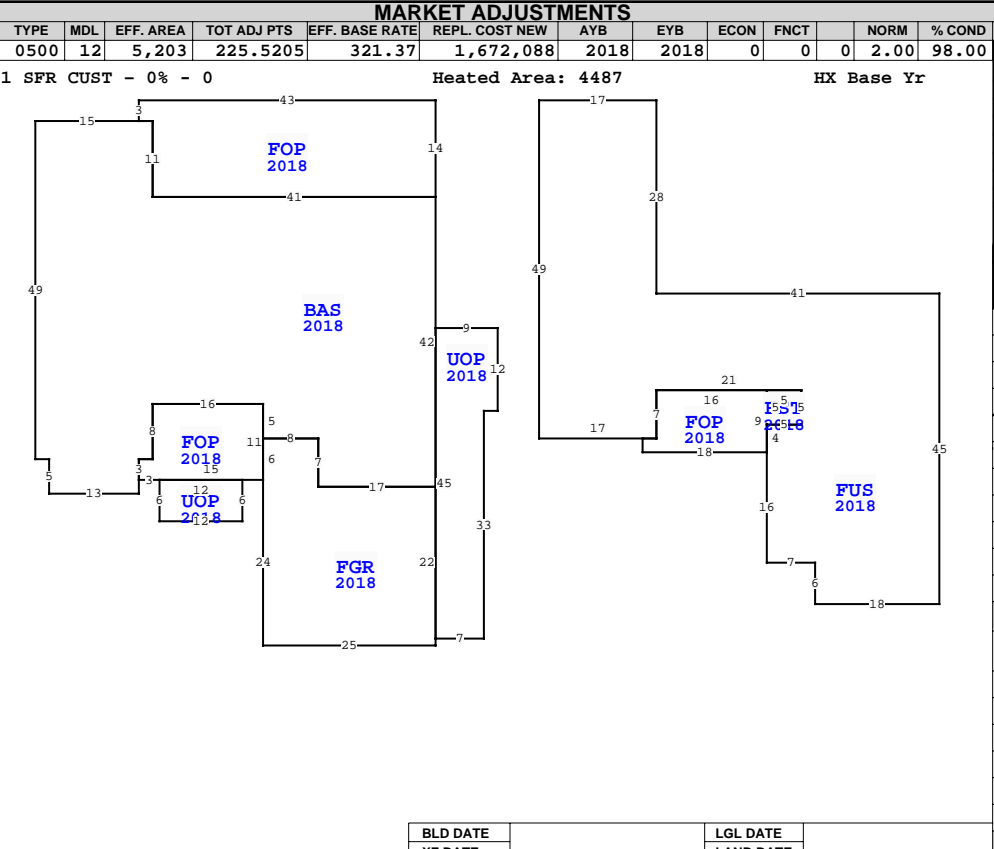


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		5.5	100
Frame	03	MASONRY	100
Stories	2.	2. 100	
Units		0	100
Quality	05	Quality Level 05	
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	2,372	100	2,372
FGR	631	55	347
FOP	148	30	44
FOP	182	30	55
FOP	580	30	174
FST	25	55	14
FUS	2,115	100	2,115
UOP	72	20	14
UOP	339	20	68
TOTALS	6,464		5,203
			1,638,646



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,638,646
TOTAL MARKET OB/XF VALUE		45,847
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		2,584,493
SOH/AGL Deduction		511,774
ASSESSED VALUE		2,072,719
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,072,719
TOTAL JUST VALUE		2,584,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,151,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811956	CO ISSUED	0	12/05/2018
1700416	NEW CONSTR	553,104	01/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/1671	5/09/2016	WD	Q	V	01	830,000
GRANTOR: BLAIR HOLDINGS LLC						
GRANTEE: RICHENHAGEN MARTIN						
0855/0172	11/09/1998	WD	Q	V		300,000
GRANTOR: AMELIA PLANTATION COM						
GRANTEE: BLAIR HOLDINGS LLC						

EXTRA FEATURES

36 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0	0	0	0	2,112.00	SF	7.00	7.00	100	2018	2018	3	98	14,488	
3	0855	CONC PAVER	0	0	0	0	957.00	SF	10.00	10.00	100	2018	2018	3	98	9,379	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2018	2018	3	100	20,000	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W43 S3 BAS=[YR=2018] W15 S49 E2 S5 E13 N2  
 FOP=[YR=2018] E3 UOP=[YR=2018] S6 E12 N6 W12 S E15  
 FGR=[YR=2018] S24 E25 N1 UOP=[YR=2018] E7 N33 E2 N12 W9 S45 S  
 N22 W17 N7 W8 S6 S N11 W16 S8 W2 S3 S N3 E2 N8E16 S5 E8 S7 E17  
 N42 W41 N11 W2 S E2 S11 E41 N14 S PTR=E15 FUS=[YR=2018] E17 S28  
 E41 S45 W18 N6 W7 N16 FOP=[YR=2018] W18 N2 E2 N7 E16  
 FST=[YR=2018] E5 S5 W5 N5 S S9 S N4 E5 N5 W21 S7 W17 N49 S W15 S.

LAND DESCRIPTION

TOTAL OB/XF 45,847

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							