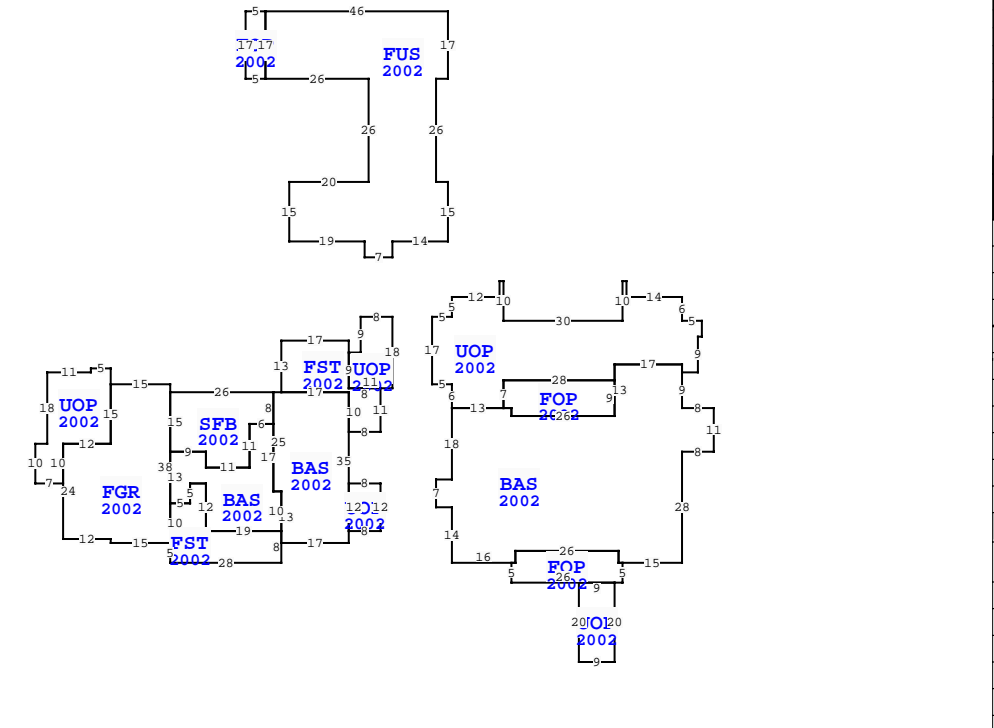


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
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	12	7,148	211.2192	300.99	2,151,477	2002	2002	0	0	10.00	90.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,936,329	
TOTAL MARKET OB/XF VALUE		46,892	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		2,883,221	
SOH/AGL Deduction		1,503,602	
ASSESSED VALUE		1,379,619	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		1,324,619	
TOTAL JUST VALUE		2,883,221	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,368,555	



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	SUBAREA MARKET VALUE
BAS	455	100	455	123,255
BAS	696	100	696	188,540
BAS	2,435	100	2,435	659,620
FGR	888	55	488	132,195
FOP	85	30	26	7,043
FOP	218	30	65	17,608
FOP	248	30	74	20,046
FST	307	55	169	45,780
FST	309	55	170	46,051
FUS	1,852	100	1,852	501,690
TOTALS	9,905		7,148	1,936,329

\*\* This building has 16 Sub-Areas  
32 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018248	NEW CONSTR	825,800	05/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1285/1954	1/06/2005	WD U	I	01	100
GRANTOR: WALSH SUSAN B & E STE					
GRANTEE: WALSH E STEPHEN & S					
1284/1220	12/30/2004	WD U	I	01	100
GRANTOR: WALSH SUSAN B					
GRANTEE: WALSH SUSAN B & E S					

EXTRA FEATURES																
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	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740
2	0858	SCULP CONC	0	100	0	0	1,874.00	SF	13.00	13.00	100	2002	2002	3	95	23,144
3	0858	SCULP CONC	0	100	22	3	66.00	SF	13.00	13.00	100	2002	2002	3	95	815
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2002	2002	3	32	8,160
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	210
6	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	2002	2002	3	83	319
7	1075	TRELLIS G	0	100	5	9	45.00	SF	35.00	35.00	100	2002	2002	3	32	504
8	0410	ELEVATOR	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2002	2002	3	100	12,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2002] W8 S9 W3 FST=[YR=2002] N3 W17 S13									
BAS=[YR=2002] W2 SFB=[YR=2002] W26 FGR=[YR=2002] N2 W15									
UOP=[YR=2002] N4 W5 S1 W11 S18 W3 S10 E7 N10 E12 N15 \$ S15									
W12 S24 E12 S1 E15 FST=[YR=2002] S5 E28 N8 BAS=[YR=2002]									
N10 W2 N17 W6 S11 W11 N4 W9 S13 E5 N5 E4 S12 E19 \$ W19 N12 W4									
S5 W5 S10 \$ N38 \$ S15 E9 S4 E11 N11 E6 N8 \$ S25 E2 S13 E17 N3									
UOP=[YR=2002] E8 N12 W8 S12 \$ N35 W17 \$ E17 S10E8 N11 W8 N9									
\$ S9 E11 N18 \$ PTR= E10 UOP=[YR=2002] E5 N5 E12 N4 E1 S10									
E30 N10 E1 S4 E14 S6 E5 S4 W1 S9 W4 BAS=[YR=2002] S9 E8 S11									
W8 S28 W15 FOP=[YR=2002] S5 W2 UOP=[YR=2002] S20 W9 N20 E9									
\$ W26 N5 E1 N3 E26 S3 E1 \$ W1 N3 W26 S3 W16 N14 W4 N7 E4 N18									
E13 FOP=[YR=2002] N7 E28 S9 W26 N2 W2 \$ E2 S2 E26 N13 E17 S2									

LAND DESCRIPTION										TOTAL OB/XF														
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	CONSVR
1	000100	C	SFR				0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							