LOT 24
OCEAN CLUB DRIVE PB 6/107-110

LEE CARL E JR REVOCABLE TRUST/LEE CARL E JR TRUSTE
22 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-150C-0024-0000

BUILDING CHARACTERISTICS

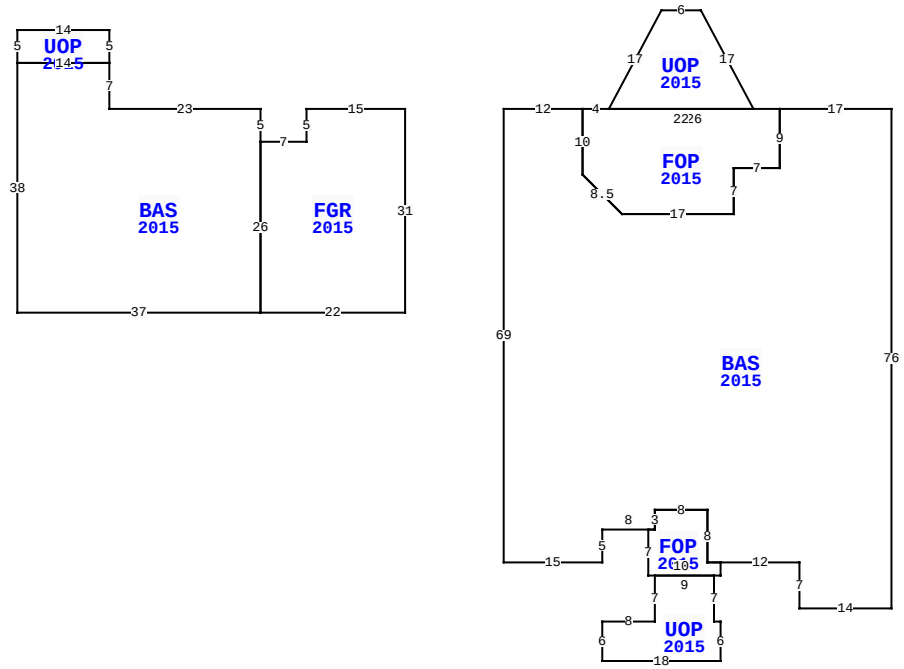
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,245	100	1,245	358,889
BAS	3,652	100	3,652	1,052,743
FGR	647	55	356	102,622
FOP	91	30	27	7,783
FOP	413	30	124	35,745
UOP	70	20	14	4,036
UOP	171	20	34	9,801
UOP	210	20	42	12,107
TOTALS	6,499		5,494	1,583,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,494	209.6270	298.72	1,641,168	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 4897 HX Base Yr



22 OCEAN CLUB DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,583,727
TOTAL MARKET OB/XF VALUE	46,505
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	2,530,232
SOH/AGL Deduction	420,252
ASSESSED VALUE	2,109,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,109,980
TOTAL JUST VALUE	2,530,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,187,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429052	CO ISSUED	0	10/15/2015
B1429052	CO ISSUED	0	08/31/2015
B1429052	NEW CONSTR	570,581	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0144	2/17/2022	WD	U	I	30	2,650,000
GRANTOR: LEE JUDITH H TRUST, C						
GRANTEE: LEE CARL E JR REVOC						
2375/0365	7/07/2020	WD	Q	I	01	2,450,000
GRANTOR: BLOUNT PEGGY K						
GRANTEE: LEE JUDITH H REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W15S5W7 BAS=[YR=2015] N5 W23 N7 UOP=[YR=2015] N5W14S5E14$ W14 S38 E37 N26$ S26 E22 N31$ PTR=E15 BAS=[YR=2015] E12 FOP=[YR=2015] E4 UOP=[YR=2015] U15 R8 E6 R8 D15 W22 $ E26 S9 W7 S7 W17 U6 L6 N10$ S10 D6 R6 E17 N7 E7 N9 E17 S76 W14 N7 W12 FOP=[YR=2015] S2 W1 UOP=[YR=2015] S7E1S6W18N6E8N7E9$ W10 N7 E1 N3 E8 S8 E2$ W2 N8 W8 S3 W8 S5 W15 N69$ W15$.

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
1	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2015	2015	3	100	15,000	
2	0855	CONC PAVER	0	0	0	0	2,687.00	SF	10.00	10.00	100	2015	2015	3	96	25,795	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	6,250.00	6,250.00	100	2015	2015	3	74	4,625	
4	1126	CB/STC 8"	0	0	0	0	112.00	SF	8.00	8.00	100	2015	2015	3	96	860	
5	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	100	2015	2015	3	96	225	

LAND DESCRIPTION

TOTAL OB/XF 46,505

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	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							

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS