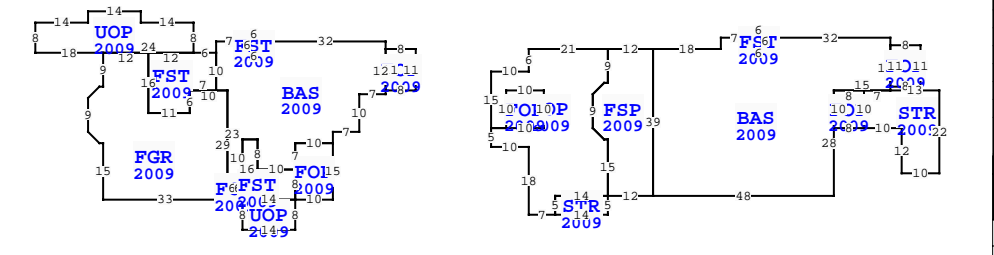


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5.5	100
Frame	02	WOOD FRAME 100
Stories	4.	4. 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	9,300	197.0300	280.77	2,611,161	2009	2009	0	0	6.50	93.50



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	70	15	10	2,625
BAS	1,139	100	1,139	299,010
BAS	2,184	100	2,184	573,344
FGR	1,062	55	584	153,312
FOP	24	30	7	1,837
FOP	80	30	24	6,300
FOP	88	30	26	6,826
FOP	88	30	26	6,826
FOP	88	30	26	6,826
FOP	100	30	30	7,876

** This building has 27 Sub-Areas
16 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	01/05/2010	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10014.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	2,441,436		
TOTAL MARKET OB/XF VALUE	79,023		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	3,420,459		
SOH/AGL Deduction	1,673,063		
ASSESSED VALUE	1,747,396		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	1,697,396		
TOTAL JUST VALUE	3,420,459		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,764,715		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21519	CO ISSUED	0	11/01/2009
M14312	MECH OTHER	0	01/01/2009
P13423	OTHER	0	08/01/2008
E20976	ELEC OTHER	0	06/01/2008
R11325	REPAIR/RRF	275,000	06/01/2008
B21519	NEW CONSTR	1,275,000	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1820/0237	10/18/2012	QC	U	I	11	100

GRANTOR: SCHMIDT ULRICH TRUSTE
GRANTEE: SCHMIDT ULRICH & JO
1499/1471 5/17/2007 WD Q V 1,200,000
GRANTOR: NAPOLES J GEORGE & LA
GRANTEE: SCHMIDT ULRICH TRUS

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2009] W8BAS=[YR=2009] N2W32	
FST=[YR=2009] N2W6S6E6N4S4W6N4W7S3	
FST=[YR=2009] W6UOP=[YR=2009] N8W14N3W14S3W14S8E	
18FGR=[YR=2009] S9W1 D3 L3 S9 D3 R3 E	
1S15E33N29W10S6W11N16W12S24S W12S16E11N6E7N10S10E3	
S23FOP=[YR=2009] S6E4UOP=[YR=2009] S8E14	
N8FOP=[YR=2009] E10N15W10S7FST=[YR=2009] W10N8W4	
S16E14N8S8W14S6W4S4E4N10E4S8 E10N7E10N3E7N10E7N12S S11E8N11	
SPTR=E30UOP=[YR=2009] E21 FSP=[YR=2009] E12 BAS=[YR=2009]	
E18N3E7 FST=[YR=2009] S4E6N 6W6S2N2E6S2E3S2FOP=[YR=2009]	
E8S11 W8N11S12STR=[YR=2009] E13S22W10N12W 10FOP=[YR=2009]	
W8N10E8S10N10E7S7W15 S28W48N39S339W12 STR=[YR=2009] S5W14	

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	0812	CONCRETE C	0 100	0	0	2,123.00	SF	4.00	4.00	100	2009	2009	3	91	7,728	
2	0855	CONC PAVER	0 100	0	0	974.00	SF	10.00	10.00	100	2009	2009	3	91	8,863	
3	0855	CONC PAVER	0 100	15	5	75.00	SF	10.00	10.00	100	2009	2009	3	91	683	
4	0855	CONC PAVER	0 100	7	5	35.00	SF	40.00	40.00	100	2009	2009	3	91	1,274	
5	0861	POOL GUNIT	0 100	7	7	49.00	SF	212.50	212.50	100	2009	2009	3	60	6,248	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	45	900	
7	0857	SANDSTONE	0 100	0	0	900.00	SF	16.00	16.00	100	2009	2009	3	98	14,112	
8	0920	CWALL-WD/M	0 100	25	0	25.00	LF	390.00	390.00	100	2009	2009	3	45	4,388	
9	1126	CB/STC 8"	0 100	0	0	446.00	SF	8.00	8.00	100	2009	2009	3	91	3,247	
10	0410	ELEVATOR	0 100	0	0	1.00	UT	25,000.00	25,000.00	100	2009	2009	3	100	25,000	

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	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	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							

