LOT 29
OCEAN CLUB DRIVE PB 6/107-110

RICHARDSON BARRY OLIVER & SHIRLEY CHRISTINE
1421 NORTH SHORE DR
GREENSBORO, GA 30642

2023

01-6N-29-150C-0029-0000

BUILDING CHARACTERISTICS

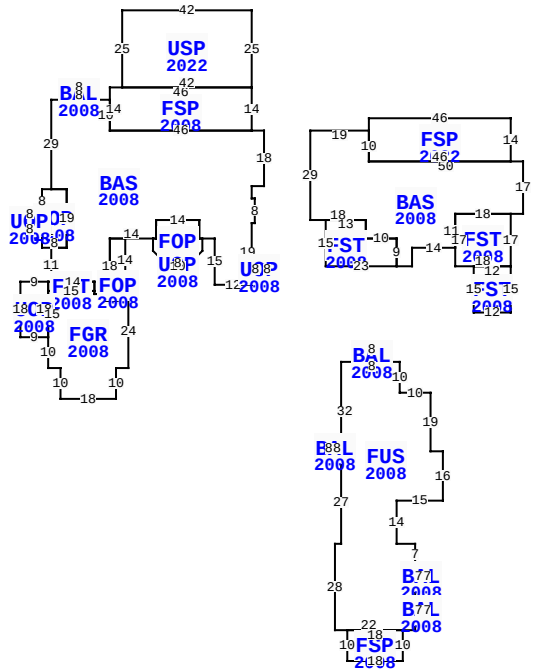
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	28	15	4	1,047
BAL	28	15	4	1,047
BAL	32	15	5	1,309
BAL	32	15	5	1,309
BAL	32	15	5	1,309
BAS	1,718	100	1,718	449,700
BAS	2,832	100	2,832	741,298
FGR	819	55	450	117,791
FOP	94	30	28	7,329
FOP	152	30	46	12,041
TOTALS	11,797		8,807	2,305,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	8,807	197.5145	281.46	2,478,818	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 0% - 0 Heated Area: 6799 HX Base Yr



** This building has 24 Sub-Areas

10 OCEAN CLUB DR, FERNANDINA BEACH

BLD DATE	12/16/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0855	CONC PAVER	0	0	0	0	2,499.00	SF	10.00	10.00	100	2008	2008	3	90	22,491	
2	0855	CONC PAVER	0	0	0	0	490.00	SF	10.00	10.00	100	2008	2008	3	90	4,410	
3	0855	CONC PAVER	0	0	0	0	166.00	SF	20.00	20.00	100	2008	2008	3	90	2,988	
4	1126	CB/STC 8"	0	0	2	2	56.00	SF	8.00	8.00	100	2008	2008	3	90	403	
5	0410	ELEVATOR	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2008	2008	3	100	12,000	
6	0861	POOL GUNIT	0	0	0	0	400.00	SF	85.00	85.00	100	2022	2022	3	100	34,000	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,305,301
TOTAL MARKET OB/XF VALUE	78,292
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	3,283,593
SOH/AGL Deduction	313,188
ASSESSED VALUE	2,970,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,970,405
TOTAL JUST VALUE	3,283,593
NCON VALUE	150,430
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,563,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014038	SWIM POOL	100,000	10/13/2021
C20099	CO ISSUED	0	01/07/2009
M13566	MECH OTHER	0	01/01/2008
R10985	REPAIR/RRF	7,800	01/01/2008
P12699	OTHER	0	09/01/2007
E19693	ELEC OTHER	30,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1181	4/06/2021	WD	Q	I	02	3,200,000
GRANTOR: ORTON FRANCES L LIVIN						
GRANTEE: RICHARDSON BARRY OL						
1688/0958	6/25/2010	WD	U	I	30	100
GRANTOR: ORTON RAY & FRANCES						
GRANTEE: ORTON FRANCES L TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4FSP=[YR=2008] N14 USP=[YR=2022]
N25W42S25E42$W46 S14 E46$W46 N10W6 BAL=[YR=2008] N4W8S4E8$
W13S29 FOP=[YR=2008] W3S8 UOP=[YR=2008] W8S5E8N5$ S11E8N19W5$
E5S19W5 S11 FST=[YR=2008] W1 UOP=[YR=2008] W9S18E9
FGR=[YR=2008] S10E4S10E18N10E4N24 FOP=[YR=2008]
N4W1N14W5S18E6$W11N1 W15S15$N18$S3 E15N3W14$ E14S4 E5N18E14
FOP=[YR=2008] S4 D4 R4 UOP=[YR=2008] D1 L1 E10 U1 L1 W8$E8
U4 R4 N4W1N6W14S6W1$E1N6E14S6E5 S15E12N1 UOP=[YR=2008]
E5N8W5S8$N19 E1N8W1N4E4N18$ PTR=E15 BAS=[YR=2008] E19
FSP=[YR=2022] N4E46S14 W46N10$S10E50S17W4 FST=[YR=2008] S17
FST=[YR=2008] S15W12N15E12$W18N17E18
$W18S11W14S6W5FST=[YR=2008] N9W10N6

LAND DESCRIPTION

TOTAL OB/XF 78,292

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 08/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS