LOT 30
OCEAN CLUB DRIVE PB 6/107-110

BURNS MICHAEL A & ALISON
20201 SOUTHWEST 48TH STREET
SOUTHWEST RANCHES, FL 33332

2023

01-6N-29-150C-0030-0000

BUILDING CHARACTERISTICS

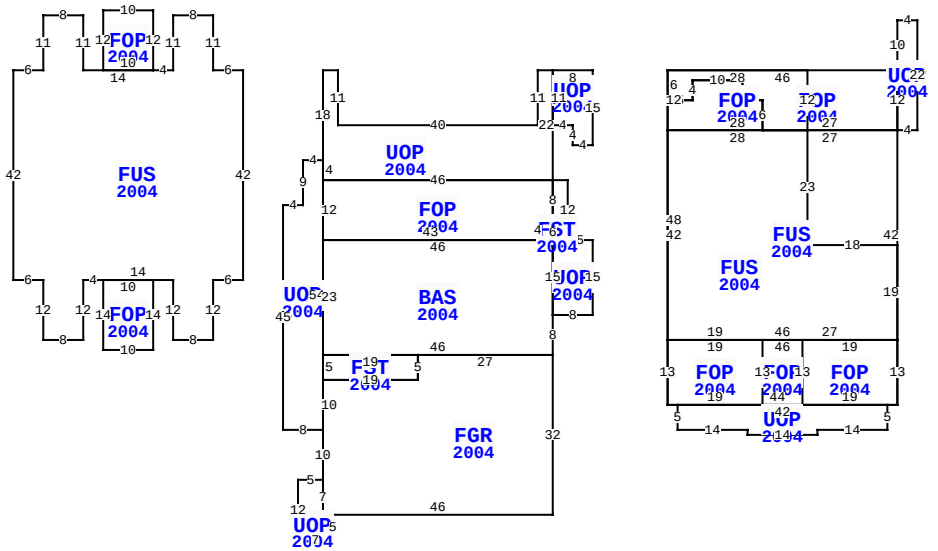
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100
Quality	04	Quality Level 04
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	1,058	100	1,058	295,680
FGR	1,377	55	757	211,559
FOP	120	30	36	10,061
FOP	140	30	42	11,738
FOP	247	30	74	20,681
FOP	247	30	74	20,681
FOP	336	30	101	28,226
FOP	398	30	119	33,257
FOP	540	30	162	45,274
FOP	598	30	179	50,025
TOTALS	12,682		8,899	2,487,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	8,899	206.4426	294.18	2,617,908	2004	2012	0	0	0	5.00	95.00

1 SFR CUST - 0% - 2023 Heated Area: 6962 HX Base Yr



** This building has 22 Sub-Areas

8 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	2,487,013
TOTAL MARKET OB/XF VALUE	47,539
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	3,434,552
SOH/AGL Deduction	0
ASSESSED VALUE	3,434,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,434,552
TOTAL JUST VALUE	3,434,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,780,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226196	REPLEXT DCKS	85,000	07/01/2012
B0210434	NEW CONSTR	510,551	11/01/2002
R024544	REPAIR/RRF	12,000	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1689	4/28/2022	WD	Q	I	02	3,750,000
GRANTOR: GLASER GARY A &						
GRANTEE: BURNS MICHAEL ANDRE						
1953/1204	12/17/2014	PR	U	I	19	100
GRANTOR: GLASER GARY A P/R						
GRANTEE: GLASER JUDITH A CRE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W8 UOP=[YR=2004] W3 S11 W40 N11 W3 S18 UOP=[YR=2004] W4 S9 W4 S45 E8 FGR=[YR=2004] S10 UOP=[YR=2004] W5 S12 E7 N5 W2 N7 $ S7 E46 N32 BAS=[YR=2004] N8 UOP=[YR=2004] E8 N15 W5 FST=[YR=2004] N12 W3 S8 W3 S4 E6 $ W3 S15 $ N15 W46 S23 E46 $ W27 FST=[YR=2004] W19 S5 E19 N5 $ S5 W19 S10 $ N54 $ S4 FOP=[YR=2004] S12 E43 N4 E3 N8 W46 $ E46 N22 $ S11 E4 S4 E4 N15 $ PTR= E15 FOP=[YR=2004] E46 UOP=[YR=2004] N10 E4 S22 W4 N12 $ S12 FUS=[YR=2004] S42 FOP=[YR=2004] S13 W2 UOP=[YR=2004] S5 W14 S1 W14 N1 W14 N5 E42 $ W44 N13 E46 $ W46 N48 E5 N4 E10 S4 E4 S6 E27 $ W27 N6 W4 N4 W10 S4 W5 N6 $ W15 $ PTR= E15 FOP=[YR=2004] E28 S12 FUS=[YR=2004] S23 E18 S19 FOP=[YR=2004] S13 W19 N13 E19 $

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780	
2	0855	CONC PAVER	0	0	0	0	1,695.00	SF	10.00	10.00	100	2004	2004	3	86	14,577	
3	0855	CONC PAVER	0	0	0	0	512.00	SF	10.00	10.00	100	2004	2004	3	86	4,403	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2004	2004	3	100	12,000	
5	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	100	2004	2004	3	40	13,328	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
7	1126	CB/STC 8"	0	0	0	0	176.00	SF	8.00	8.00	100	2004	2004	3	86	1,211	

LAND DESCRIPTION

TOTAL OB/XF 47,539

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 03/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS